



## NOTICE OF HEARING

July 25, 2023

Adrienne Barnes  
13728 S Warrick Rd.  
Molalla, OR 97038

**RE::** County of Clackamas v. Adrienne Barnes  
**File:** V0000218

**Hearing Date:** August 22, 2023

**Time:** This item will not begin before 10:00am 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/83983734711?pwd=K2h0dWkzVm53dnh6Tmdvb3hFZnRnUT09>

Passcode: 048304

Or One tap mobile:

+16699006833,,83983734711# US (San Jose)

+17193594580,,83983734711# US

Or join by phone:

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

US: +1 669 900 6833 or +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 +1 312 626 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: 839 8373 4711

## 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.

ADRIENNE BARNES,

Respondent.

File No:

V0000218

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 13728 S. Warrick Rd., Molalla, OR 97038.

2.

The location of the violation(s) of law alleged in this Complaint is: 13728 S. Warrick Rd., Molalla, OR 97038, also known as T5S, R2E, Section 17A, Tax Lot 02200, and is located in Clackamas County, Oregon.

3.

On or about the 2<sup>nd</sup> day of June, 2022 Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits and final approved inspections for the conversion of a guest house to an accessory dwelling unit. 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 violation was given to Respondent in the following manner: Citation and Complaint #1800002 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 I, 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 Respondent to immediately abate the violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent 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 Respondent 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 Respondent 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 24th day of July, 2023.



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

COUNTY OF CLACKAMAS,

Petitioner,

v.

ADRIENNE BARNES,

Respondent.

File No.: V0000218

STATEMENT OF PROOF

History of Events and Exhibits:

- |                                |  |
|--------------------------------|--|
| December 29, 2017              | Clackamas County received a complaint regarding an addition to the back of the house without permits.  |
| July 22, 2019<br>Exhibit A     | I conducted research in Tax and Assessors that showed a 1080 square foot residence and an 840 square foot accessory structure residence. A review of County permits showed that a detached garage was converted to a 600 square foot guest house with 240 square feet of storage. Permits B0311890, E0511090 and P0198790.   |
| July 29, 2019<br>Exhibit B     | Correspondence was sent to the previous owner with a deadline of August 25, 2019 to abate the violation.   |
| August 28, 2019<br>Exhibit C   | Building inspector Matt VanLoon conducted a site inspection regarding the garage addition to the back of the house. The inspector determined this will need to be removed and that no permit would be required. Previous owner removed this addition. Addition to residence no longer in violation.  |
| November 18, 2020<br>Exhibit D | A potential buyer contacted the building department and said the property is for sale. I reviewed the listing on the internet which showed the property was off the market and listed the primary residence as a 2 bedroom, 1 bath, 1,080 square foot residence built in 1948 plus an 840 square detached studio on 0.9 acre. Pictures in listing show the studio is a 2 <sup>nd</sup> dwelling. |
| October 13, 2021<br>Exhibit E  | I conducted research in Tax and Assessors and found that there had been a change of ownership. All previous fees and fines voided.   |
| October 13, 2021<br>Exhibit F  | Correspondence was sent to the Respondent with a deadline of November 13, 2021 to abate the violation.   |



February 16, 2022 Exhibit G	Respondent obtained building permit B0099622 to decommission the range, range venting and dryer venting, electrical permit E0103522 to decommission the dishwasher, dryer and range, and plumbing permit P0037822 to decommission the washing machine and dishwasher and cap the lines.
March 25, 2022 Exhibit H	Building permit B0099622 and electrical permit E0103522 received final approved inspections. The plumbing inspection was determined to be in violation for additional work being completed without permits or inspections on main structure and accessory dwelling.
June 2, 2022 Exhibit I	A review of Clackamas County permits showed that plumbing permit P0037822 had not received final approved inspections and permits for additional work being conducted had not been obtained. Citation 180002 was issued for \$500.00 and was sent via first class mail. This citation was not returned. This citation has not been paid.
January 5, 2023 Exhibit J	I spoke to Plumbing Supervisor Brad Wheeler and he stated that based on the previous plumbing inspection, the property owner will need to apply for the required permits for the additional work that has been done in both the guest house and the single family residence before a final approved inspection can be obtained. This information was sent via email to the Respondent on January 5, 2023.
February 13, 2023 Exhibit K	Correspondence was sent to the Respondent with a deadline of March 13, 2023 to abate the violation.
March 23, 2023 Exhibit L	Plumbing Supervisor Brad Wheeler conducted a plumbing inspection for plumbing permit P0037822 and emailed the Respondent the report listing the required corrections.
March 27, 2023 Exhibit M	Plumbing Supervisor Brad Wheeler emailed the Respondent and the building department regarding additional items that needed to be permitted. Permit P0065623 was issued to address these items.
May 31, 2023 Exhibit N	Plumbing Supervisor Brad Wheeler conducted a plumbing inspection. Corrections and a Hold-Harmless Agreement were required for Permit P0037822 and a Hold Harmless Agreement was required for P0065623.
June 28, 2023 Exhibit O	I emailed the Respondent requesting that she receive final approved inspections and submit the Hold-Harmless Agreements for P0065623 and P0037822.

July 3, 2023 Exhibit P	I emailed the Respondent regarding her question about being charged for 2 water heaters and let her know the inspector can review this item during his inspection.
July 17, 2023	A review of the County permit system showed that no final approved inspections had occurred and the Hold-Harmless Agreements had not been submitted.
July 24, 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 Respondent be ordered to bring the property into compliance with the Clackamas County Building Code within 15 days by obtaining required approved final inspections and submit Hold-Harmless Agreements for P0037822 and P0065623 to bring the single family residence and guest house into compliance.
- 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 violation of up to \$1,000.00 for date cited June 2, 2022.
- Payment for Citation 1800002 for \$500.00 issued on June 2, 2022.
- The administrative compliance fee to be imposed from October 2021 until the violation is abated. As of this report the total is amount due is \$1,575.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent 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.

35-07

# APPRAISAL DATA

33623

CODE NO. \_\_\_\_\_

ACCT. NO. \_\_\_\_\_

PROPERTY CLASS \_\_\_\_\_

MAP NO. **5 2E 17 A 2200**

PROPERTY ADDRESS:  
*127-9-3542 Molalla Warrick Rd*

BUILT *EST 1948* COST \$ \_\_\_\_\_ RENT \$ \_\_\_\_\_

REMODELED 19 *70's* COST \$ \_\_\_\_\_

SOLD 19 *82* AMT. \$ *83500* V.

SOLD 19 \_\_\_\_\_ AMT. \$ \_\_\_\_\_

SOLD 19 \_\_\_\_\_ AMT. \$ \_\_\_\_\_

SOLD 19 \_\_\_\_\_ AMT. \$ \_\_\_\_\_

INTERIOR INSPECTED

YEAR	<i>71</i>	<i>78</i>	<i>84</i>	<i>92</i>		
YES	<i>MRS</i>					
NO		<i>NH</i>	<i>NH</i>	<i>NH</i>		

**69-12475 DEED**  
**KEEGAN TOM E**  
**& JEAN**  
**RT 1 BOX 42**  
**MOLALLA ORE**  
**TL 17**

*10 of 2*

**97038**

**.90**

APPR.	DATE	DWELLING UNITS	UNIT AREA	TOTAL AREA	STORIES
<i>DDP</i>	<i>9/1 Aug 71</i>	(1) 2 3 4	SQ. FT.	<i>1080</i> SQ. FT.	(1) 1 1/2 2
<i>Asm</i>	<i>9/19/87</i>	FOUNDATION	CONC BLK BRICK STONE FRAME WD BLK		
<i>BP</i>	<i>9/13/83</i>	EXTERIOR	DBL SGL BOX SIDING: BEVEL RUSTIC VERT <u>B&amp;B</u> SHAKE: WD ASB COMPO SHGL STUCCO BRICK: VEN SOLID 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO		
<i>AD</i>	<i>8/19/91</i>	ROOF	<u>CAB</u> HIP FLAT PITCH: LOW <u>AVG</u> STEEP SHINGLES: WD COMPO ALUM SHAKES: LT <u>MED</u> HVY BUILT-UP R. RFG. BAR TILE EXP BM		
ZONING	<i>R1FF-5</i>	1ST FLOOR	DBL SGL PLY WD H. WD FIR CONC TILE CARPET RMS: <u>1</u> LIV <u>1</u> DIN <u>1</u> FAM <u>1</u> KIT UTIL HALL <u>1</u> BATH <u>3</u> BR DEN		
RESIDENTIAL		PARTITIONS	PLASTER DRYWALL COMPO CLD&PA T&G PLYWOOD TRIM: FIR H. WD PANELING:		
MULTI-FAMILY		OTHER INTERIOR CONST.	CLASS: BUILT-INS: FIR <u>H. WD</u> METAL CAB TOPS: <u>PLASTIC</u> LINO APPLIANCES: ELECT GAS <u>OVEN</u> <u>RANG</u> <u>DISHWASHER</u> <u>HOOD</u> FAN QUAL: F. A. G.		
COMMERCIAL		LIGHTING	CLASS: LOW VOLT INTERCOM		
INDUSTRIAL		AREA IMPROVEMENTS	CLASS: LAVATORY STALL SHOWER SINK FULL BATH WATER ONLY TOILET SHOWER DOOR LAUNDRY FAC 1/2 BATH BATHTUB WATER HEATER		
		HEATING	CLASS: FURNACE: FA GRAV FL W OIL GAS HARD FUEL ELEC.: W UNITS BASEBD GL PANEL CABLE; CLG FL H.W.: BASEBD CONVEC RAD: FL CLG <u>STOVE</u> <u>CHIMNEY</u> TOTAL AREA HEATED: _____ SQ. FT. S		
		FIREPLACE	CLASS: 1 STY 2 STY SGL BKD STKD CIR NO HEARTHES; PLAIN ELAB. NONE FULL 3/4 1/2 1/4 X UNFIN FIN _____ SQ. FT. DAYLIGHT:		
		BASEMENT	CLASS: WALLS: CONC BLK FL: CONC WOOD CEIL: PLS DRYWALL COMP PLYWOOD WALL CVR: FUR'D PLS DRYWALL COMP WD FLR CVR: ASPH TILE CORK LINO RMS: PLAY BR BATH LNDRY GAR NO. RMS. HEAT: _____ SQ. FT.		
		ATTIC OR UPPER STORIES	CLASS: NONE 3/4 1/2 1/4 X UNFIN FIN: PLS DRYWALL COMP CLD&PA FLR: DBL SGL FIR H. WD ASPH TILE VINYL LINO CARPET LINO SUBFLOOR ONLY RMS: <u>BR</u> BATH HALL NO. RMS. HEAT: _____ SQ. FT.		
		SPECIAL	PORCH: WD FR CONC RATING: PHYS COND. P F A G FUNC. UTIL. P F A G APPEARANCE P F A G		

REMARKS:

*127-9-3542 Molalla Warrick Rd*

*9/19/87*

*9/13/83*

*8/19/91*

PLOT PLAN:

**EXHIBIT A - PAGE 1 OF 10**

# BUILDING DIAGRAM



45

24

A - 45 x 24 = 1080



## GARAGE AND OUTBUILDINGS

## LAND DESCRIPTION

GARAGE CLASS	DESCRIPTION					DIMENSIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
ATT. DET. ASMT. 1/4 1/3 1/2 3/4	FOUND	FLOOR	ROOF	WALLS	USE						
BLT. AB	WOOD	WOOD	SHALE	WOOD	Garage	21x21	441	1		HS	0.90
1 PUMP						x					
2 HOUSE	conc	conc	comp	T-1-11	good	8x10	80	2			
3 Patio	POST	conc	shk	mix	o good	12x15	540	3			
4 Canopy	Post	-	C/shk	-	-	12x16	192	4			
						x		5			
						x		6			
						x		7			
						x		8			
						x		9			

INCREMENTS TO LAND:

TOTAL ACRES D

APPRAISER *BP* DATE *11/27/71*

APPRAISER *LM* DATE *8/2/77*

APPRAISER *RM* DATE *9/15/83*

APPRAISER DATE

CODE NO. 35-13

# APPRAISAL DATA

ACCT. NO. MAP NO. J 2E 17A 2200

PROPERTY CLASS

PROPERTY ADDRESS:

2 of 2

BUILT	19	COST \$	RENT \$
<i>Total</i>			
REMODELED	19	90 COST \$	
SOLD	19	AMT. \$	V. I.
SOLD	19	AMT. \$	
SOLD	19	AMT. \$	
SOLD	19	AMT. \$	

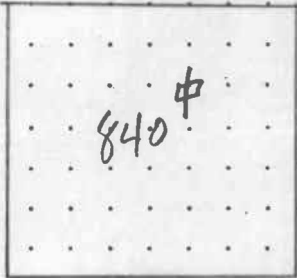
INTERIOR INSPECTED	YEAR	90	92				
	YES		MRS				
	NO	Not					

APPR.	DATE	DWELLING UNITS	UNIT AREA	TOTAL AREA	STORIES
BP	3/20/91	1 2 3 4	SQ. FT.	840 SQ. FT.	1 1 1/2 2
AD	8/19/91	FOUNDATION	CONC BLK BRICK STONE FRAME WD BLK		
	1 1	EXTERIOR	DBL SGL BOX SIDING: BEVEL RUSTIC VERT B&B SHAKE: WD ASB COMPO SHGL STUCCO BRICK: VEN SOLID 1 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO		
	1 1	ROOF	GAB HIP FLAT PITCH: LOW AVG STEEP SHINGLES: WD COMPO ALUM SHAKES: LT MED HVY BUILT-UP R. RFG. BAR TILE EXP BM <i>Enam H</i>		
ZONING		1ST FLOOR	DBL SGL PLY WD H. WD FIR CONC TILE CARPET.		
RESIDENTIAL		PARTITIONS	RMS: LIV DIN FAM KIT: UTIL HALL 1 BATH 2 BR DEN PLASTER DRYWALL COMPO CLD&PA T&G PLYWOOD		
MULTI-FAMILY		OTHER INTERIOR CONST.	TRIM: FIR H. WD PANELING: CLASS: BUILT-INS: FIR H. WD METAL CAB TOPS: PLASTIC LINO APPLIANCES: ELECT GAS OVEN RANGE DISHWASHER HOOD FAN QUAL: F. A. G.		
COMMERCIAL		LIGHTING	CLASS: LOW VOLT INTERCOM		
INDUSTRIAL		PLUMBING	CLASS: LAVATORY STALL SHOWER SINK FULL BATH WATER ONLY TOILET SHOWER DOOR LAUNDRY FAC BATH BATHTUB WATER HEATER		
AREA IMPROVEMENTS		HEATING	CLASS: FURNACE: FA GRAV FL W OIL GAS HARD FUEL <i>W/11/2014-NV</i> ELEC.: W UNITS BASEBD GL PANEL CABLE; CLG FL H.W.: BASEBD CONVEC RAD; FL CLG STOVE CHIMNEY TOTAL AREA HEATED: SQ. FT.		
SIDEWALKS		FIREPLACE	CLASS: 1 STY 2 STY SGL BKD STKD CIR NO HEARTHS; PLAIN ELAB. NONE FULL 1/2 1/4 X UNFIN FIN SQ. FT. DAYLIGHT:		
CURBS		SITE CHARACTERISTICS	CLASS: WALLS: CONC BLK FL: CONC WOOD CEIL: PLS DRYWALL COMP PLYWOOD WALL CVR: FUR'D PLS DRYWALL COMP WD FLR CVR: ASPH TILE CORK LINO		
STREET		TOPOGRAPHY	RMS: PLAY BR BATH LNDRY GAR NO. RMS. HEAT: SQ. FT.		
WATER		VIEW	CLASS: NONE 1/2 1/4 SQ. FT. UNFIN FIN: PLS DRYWALL COMP CLO&PA FLR: DBL SGL FIR H. WD ASPH TILE VINYL LINO CARPET LINO SUBFLOOR ONLY		
SEWERS		ATTIC OR UPPER STORIES	RMS: BR BATH HALL NO. RMS. HEAT: SQ. FT.		
ELECTRICITY		SPECIAL	PORCH: WD FR CONC		
			RATING: PHYS COND. P F A G FUNC. UTIL. P F A G APPEARANCE P F A G		

REMARKS:

PLOT PLAN:

# BUILDING DIAGRAM



## GARAGE AND OUTBUILDINGS

## LAND DESCRIPTION

GARAGE ATT. DET. BSMT. 1/4 1/3 1/2 3/4 BLT. _____	DESCRIPTION				DIMEN- SIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
	FOUND	FLOOR	ROOF	WALLS						
					X		1			
					X					
1					X		2			
2					X					
3					X		3			
4					X					
5					X		4			
6					X					
7					X		5			
8					X					
9					X		6			
10					X					
11					X		7			
12					X					
13					X		8			
14					X					
15					X		9			

INCREMENTS TO LAND:

**TOTAL ACRES**

APPRaiser	DATE	/ /
APPRaiser	DATE	/ /
APPRaiser	DATE	/ /
APPRaiser	DATE	/ /

## **Bautista, Diane**

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**From:** ZoningInfo  
**Sent:** Monday, July 22, 2019 9:06 AM  
**To:** Bautista, Diane  
**Subject:** RE: 13728 S. Warrick Road

Good morning Diane,

It looks like the eastern structure was approved in B0311890 to be a 600 ft<sup>2</sup> **guesthouse**, with a 240 ft<sup>2</sup> "storage" area.

Only 600 ft<sup>2</sup> of the structure can meet residential occupancy standards, and that residential portion must continue to be within 100 feet of the primary dwelling (the building permit's site plan shows that it was going to be 36 feet away. The guest house must be attached to all of the same utilities (septic, electric, etc.) as the primary dwelling; it cannot have its own electrical service. The guesthouse also cannot have any cooking appliance (not even a microwave), and cannot be rented out.

I've not found any evidence of the property being entitled to two separate dwellings and the property does not qualify for an ADU.

Let me know if you have any other questions.

Best,

Glen Hamburg, Planner  
Clackamas County Planning and Zoning Division  
150 S Beaver Creek Rd.  
Oregon City, OR 97045  
Phone Room - 503.742.4500  
zoninginfo@clackamas.us  
<http://www.clackamas.us/planning/>

DTD HOURS Lobby Hours

- 2nd and 3rd floor permit lobbies are open Monday - Thursday from 8 am to 4 pm and Fridays from 8 am to 3pm.

---

**From:** Bautista, Diane  
**Sent:** Monday, July 22, 2019 8:01 AM  
**To:** ZoningInfo <ZoningInfo@clackamas.us>  
**Subject:** 13728 S. Warrick Road

Good morning,

Can you tell me if there is more than one house allowed at this address? Was reviewing Pictometry for an accessory structure but it looks like two homes on site?

Occupancy R3-  
 Type of Building R-11  
 Single Family ✓  
 Multi Family (no) \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Misc \_\_\_\_\_  
 Other garthouse  
to converting garage  
to guest house  
interior walls only

CLACKAMAS COUNTY  
 DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
 902 ABERNETHY ROAD, OREGON CITY, OR 97045

Permit No. 3118-90  
 Plan Check No. \_\_\_\_\_  
 Valuation \_\_\_\_\_  
 Permit Fee 80.50  
 Mech. Fee \_\_\_\_\_  
 State Surcharge 7.03  
 Plan Check Fee 52.33  
 Total Fee 130.86  
 Less Prepaid 52.33  
 Amount Due 84.53

**BUILDING PERMIT APPLICATION**

Electrical Permit No. \_\_\_\_\_  
 Plumbing Permit No. \_\_\_\_\_  
 Plans Accepted By JCR/AD Date 9/27/90  
 Application Received By \_\_\_\_\_ Date \_\_\_\_\_

X Project Location (Address) 13728 S. WALKER RD.  
 Nearest Cross Street S. Welkist Rd.

Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
 Township 5 Range 2 Section 17A Tax Lot 2200

Lot Size 10000 (Sq. Ft.) Building Area 600 (Sq. Ft.) Basement Area \_\_\_\_\_ (Sq. Ft.) Garage Area \_\_\_\_\_ (Sq. Ft.)  
 Stories \_\_\_\_\_ Bedrooms 1 Water Source \_\_\_\_\_ Sewage Disposal SEPTIC

Estimated Cost of Labor and Material 100,000

Plans and Specifications made by Owner \_\_\_\_\_ company this application.

Owner's Name Tom & Jean Kelgan Builder's Name John Chellette - LOWMYER  
 Address Same as above Address Denver Blang  
 City MOLKLA State ORE City Coston State ORE  
 Phone 829-6292 Zip 97038 Phone \_\_\_\_\_ Zip 97038

I certify that I am registered under the provisions of ORS Chapter 701 and my registration is in full force and effect. I also agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below.

Jean Kelgan APPLICANT HOMEBUILDER'S REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_

I certify that I am exempt from the provisions of ORS Chapter 701. The basis for my exemption is \_\_\_\_\_

I agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below.

Jean Kelgan APPLICANT DATE 9-5-90

SEWAGE DISPOSAL REQUIREMENTS: — SEPARATE SEPTIC TANK PERMIT REQUIRED.  
 Septic Tank Capacity 1000 Gallons. Drainfield (Equal \_\_\_\_\_ or Serial X) Distribution.  
 Total Length of Lines 350 Feet Number of Lines 23 Distance Between Lines 10 Feet.  
 Comments: main trench depth: 30"; New trench depth: 18"; Pump + properly abandon the existing septic tank

PLANNING DEPARTMENT REQUIREMENTS: Guesthouse - living area is equal to 600 sq ft.

ZONE R2FF-S

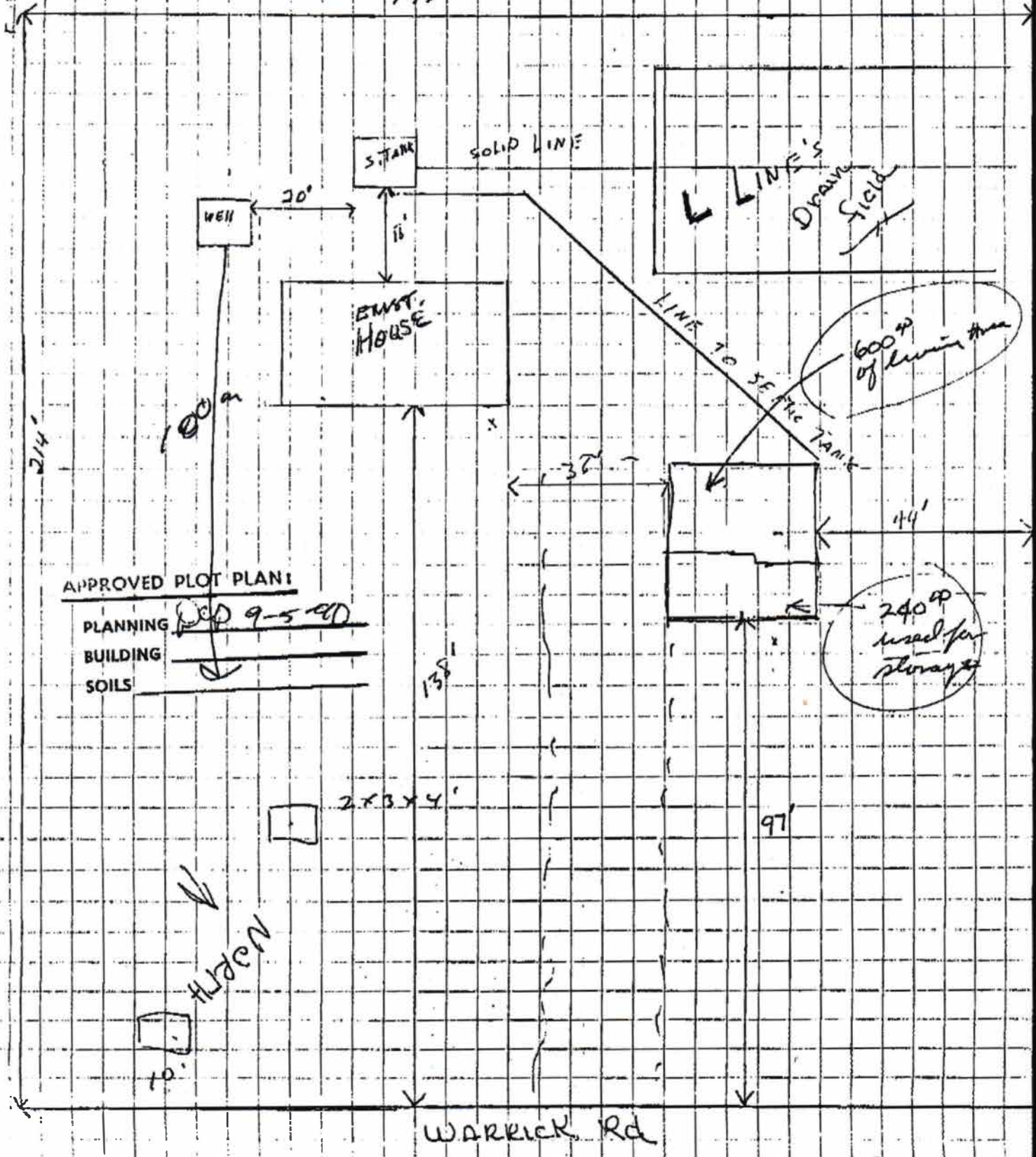
Development Construction <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Sewage Disposal <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	Plans Checked and Approved By _____ Date _____	Planning Department Approved By <u>DeP</u> Date <u>9-5-90</u>	Permit Issued By _____ Date _____
---	---	--	--	---



WOODS

1/4" = 6'

196'



APPROVED PLOT PLAN

PLANNING  
BUILDING  
SOILS

SEP 9-5-90

2 x 3 x 4'

97'

WARRICK Rd



B3118 90  
**CLACKAMAS  
 COUNTY,  
 OREGON**

Department of Transportation & Development  
 Building Services Division  
 902 Abernethy Road, Oregon City, Oregon 97045  
 Office Phone: (503) 655-8521  
 Fax Line: (503) 650-3019  
 Electrical Inspection Line: (503) 655-8699  
 All Other Inspections: (503) 655-8690

E 5110-90

Permit No	: E0511090	Page	: 1 of 1
Permit Type	: E ELECTRICAL PERMIT	Date	: 10/29/90
Permit Status	: APPROVED	Time	: 11:04
Situs Address	: 13728 S WARRICK RD	Applied	: 09/27/90
Permit Title	: CONVERT GARAGE TO GUESTHOUSE	Approved	: 10/29/90
Permit Descr.	: INTERIOR WALLS ONLY	Completed	:
Development	:	To Expire	: 04/27/91
Development Des:	:		
Parcel Number	: 52E17A -02200		
Valuation	: 0		
Owner	: *KEEGAN TOM E&JEAN	Construction	: AIT
Applicant Name	: KEEGAN JEAN	Classification	:
Applicant Addr.:	: 13728 S WARRICK RD	Occupancy	:
	: MOLALLA ORE 97038	Validated by	: SS
Applicant Phone:	: 829-6292	Inspector Area	:

CONTRACTOR : JAV ELECTRIC	Lic. C 3-266C	829-77624936
Fee description	Units Fee/Unit	Ext fee Data

(1) Number of Insp Per PERMIT Allowed			
1500sq ft or less Dwlg Unit Ct(4) >	1.00	120.00	120.00
Total Electrical Permit Fees			120.00
State Surcharge (5%)			6.00
*** Fees Required ***	***	Fees Collected & Credits	***

	Receipt No.	Date	Payment
	001A0019	10/29/90	126.00
Fees:			126.00
Adjustments:			.00
Total Fees:			126.00
	Total Credits:		.00
	Total Payments:		126.00
	Balance Due:		.00

**NOTICE:** Inspections are required and must be requested at least one working day before the day an inspection is needed. Permit Number and type of inspection must be provided with the inspection request. A reinspection fee may be charged when work for which inspection was requested was not ready for inspection or when required corrections had not been made.

Building, Plumbing, Mechanical, Electrical and Mobile Home Permits become null and void if the work or construction for which the permit is issued is not commenced within 180 days or if work is suspended or abandoned for 180 days after work has begun under this permit. Septic Tank Permits are valid for one year from the date of issuance.

I certify that the information presented by the applicant in support of this permit is true and correct to the best of my knowledge.

*Tom E. Keegan*

SIGNATURE OF APPLICANT

**CLACKAMAS COUNTY  
DEPARTMENT OF TRANSPORTATION  
AND DEVELOPMENT**

BUILDING SERVICES DIVISION  
902 ABERNETHY ROAD  
OREGON CITY, OREGON 97045  
PHONE 655-8521 • FAX 650-3019  
INSPECTION REQUESTS: 655-8699

PLEASE COMPLETE ALL SECTIONS 1 THROUGH 5.

**ELECTRICAL PERMIT APPLICATION**

PERMIT # 5110-90

DATE \_\_\_\_\_

ISSUED BY \_\_\_\_\_

**1. LOCATION OF INSTALLATION**

Address 13728 Warrick Rd  
Madalla Oregon

City \_\_\_\_\_  
Directions cross street - Madalla Ave.

Job Description new wiring of detached garage

PERMITS ARE NON-TRANSFERABLE AND NON-REFUNDABLE AND EXPIRE IF WORK IS NOT STARTED WITHIN 180 DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR 180 DAYS.

**2. A. CONTRACTOR INSTALLATION ONLY:**

Electrical Contractor: J & U Electric

Date: 9-19-90 Job Number: \_\_\_\_\_

Property Owner Kegan

Contractor's License No. 3-266C

Contractor's Board Reg. No. 57387

Signature of Supr. Elec'n. [Signature]

License No. 33825 Phone # 925-7762

**2. B. FOR OWNER INSTALLATIONS:**

Print Owner's Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**3. PLAN REVIEW SECTION (Effective 1-1-91)  
Please check appropriate item and enter fee in Section 5B.**

- Connected Load over 200 amps
- Building system over 200 amps
- System over 600 volts
- Building over 2 stories (except 1 and 2 family)
- Building over 10,000 sq. ft.
- Occupant load over 300 persons
- Manufactured Dwelling Park/Recreation Park
- Hazardous Locations
- Hospitals

Submit 2 sets of plans with any of the above. Temporary construction services do not apply.

**4. COMPLETE FEE SCHEDULE BELOW**

Number of Inspections Per Permit Allowed ↓

**A. New Residential-Single or Multi-Family per dwelling unit.**

Service Included:	Items	Cost	(Ea.) Sum	
1500 sq. ft. or less	<u>1</u>	\$120	<u>120</u>	4
Each additional 500 sq. ft. or portion thereof	_____	\$ 20	_____	
Each Manuf'd. Home or Modular Dwelling Service or Feeder	_____	\$ 35	_____	2

**B. Service or Feeders (10 Branch Circuits Included)**

Installation, Alterations or Relocation		Cost	(Ea.) Sum	
100 amps or less	_____	\$120	_____	2
101 amps to 400 amps	<u>1</u>	\$160	<u>160</u>	2
401 amps to 600 amps	_____	\$200	_____	2
601 amps to 1000 amps	_____	\$230	_____	2
Over 1000 amps or volts	_____	\$380	_____	2
Reconnect only	_____	\$ 35	_____	1

**C. Temporary Services or Feeders**

Installations, Alterations or Relocation		Cost	(Ea.) Sum	
200 amps or less	_____	\$ 35	_____	2
201 amps to 400 amps	_____	\$ 75	_____	2
401 amps to 600 amps	_____	\$100	_____	2
Over 600 amps or 1000 volts see "B" above	_____	_____	_____	

**D. Branch Circuits**

New, Alteration or Extension Per Panel		Cost	(Ea.) Sum	
One circuit	_____	\$ 35	_____	2
Two to ten circuits	_____	\$ 50	_____	2
Each additional ten circuits or part thereof	_____	\$ 50	_____	2

**E. Miscellaneous (Service or Feeder Not Included)**

Each pump or irrigation circle	_____	\$ 36	_____	2
Each sign or outline lighting	_____	\$ 36	_____	2
Signal circuit(s) or a limited energy panel, alteration or extension	_____	\$ 36	_____	2

**F. Each additional inspection over the allowable in any of the above, per inspection**

_____	\$ 35	_____	
-------	-------	-------	--

**5. FEES**

A. Enter total of above fees  
5% Surcharge (.05 X Subtotal)  
**SUBTOTAL**  
B. Enter 25% of line A for Plan Review if required (Section 3)

**TOTAL DUE**

\$ 280 <sup>05</sup> 120  
\$ 14 <sup>05</sup> 6  
\$ 294 <sup>05</sup> 126  
\$ 294 <sup>05</sup> 126

1987-90



# CLACKAMAS COUNTY, OREGON

Department of Transportation & Development  
Building Services Division  
902 Abernethy Road, Oregon City, Oregon 97045

Office Phone: (503) 655-8521  
Fax Line: (503) 650-3019  
Electrical Inspection Line: (503) 655-8699  
All Other Inspections: (503) 655-8690

Permit No : P0198790  
Permit Type : P PLUMBING PERMIT  
Permit Status : APPROVED  
Situs Address : 13728 S WARRICK RD  
Permit Title : CONVERT GARAGE TO GUESTHOUSE  
Permit Descr. : INTERIOR WALLS ONLY *WARRICK*  
Development : *B311840*  
Development Des :  
Parcel Number : 52E17A -02200  
Valuation : 0  
Owner : \*KEEGAN TOM E&JEAN  
Applicant Name : KEEGAN, TOM  
Applicant Addr.: 13728 S WARRICK RD  
MOLALLA, OR 97038  
Applicant Phone: 829-6292

Page : 1 of 1  
Date : 10/29/90  
Time : 11:04

Applied : 09/27/90  
Approved : 10/29/90  
Completed :  
To Expire : *120292*

~~Construction~~ : ALT  
Classification :  
Occupancy :  
Validated by : LT  
Inspector Area :

Fee description	Units	Fee/Unit	Ext fee	Data
Water Closets.....>	1.00	8.00	8.00	
Shower Bath.....>	1.00	8.00	8.00	
Basin.....>	1.00	8.00	8.00	
Sink, Kitchen.....>	1.00	8.00	8.00	
Clothes Washer.....>	1.00	8.00	8.00	
Water Heater.....>	1.00	8.00	8.00	
Septic Tank Conn. footage.....>	50.00		30.00	
<b>Total Plumbing Fees</b>			<b>78.00</b>	
<b>State Surcharge(5%)</b>			<b>3.90</b>	
*** Fees Required ***	***	<b>Fees Collected &amp; Credits</b>	***	

	Receipt No.	Date	Payment
Fees:	001A0019	10/29/90	81.90
Adjustments:			.00
<b>Total Fees:</b>			<b>81.90</b>
	<b>Total Credits:</b>		<b>.00</b>
	<b>Total Payments:</b>		<b>81.90</b>
	<b>Balance Due:</b>		<b>.00</b>

NOTICE: Inspections are required and must be requested at least one working day before the day an inspection is needed. Permit Number and type of inspection must be provided with the inspection request. A reinspection fee may be charged when work for which inspection was requested was not ready for inspection or when required corrections had not been made.

Building, Plumbing, Mechanical, Electrical and Mobile Home Permits become null and void if the work or construction for which the permit is issued is not commenced within 180 days or if work is suspended or abandoned for 180 days after work has begun under this permit. Septic Tank Permits are valid for one year from the date of issuance.

I certify that the information presented by the applicant in support of this permit is true and correct to the best of my knowledge.

*Tom Keegan*  
SIGNATURE OF APPLICANT



July 29, 2019

Troy Vest  
P.O. Box 599  
Molalla, OR 97038

**SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316 – Accessory Dwelling Unit and Clackamas County Building Code, Title 9.02.040 (A, B, C, D and E)**

**SITE ADDRESS:** 13728 S. Warrick Rd., Molalla, OR 97038

**LEGAL DESCRIPTION:** T5S, R2E, Section 17A, Tax Lot 02200

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

- Conversion of a guest house into a separate dwelling without permits or land use approval; and
- Addition to a single family residence without required permits and inspections

As discussed in our phone conversation on July 25, 2019, there is a violation with the accessory dwelling unit and there appears to be unpermitted construction at the above referenced property.

A previous violation file was opened for the garage being converted to a guest house without permits. This violation was abated when permits were issued and received a final. The approved permits allowed two bedrooms, one bathroom, a washer and dryer and a water heater.

The subject property is zoned Rural Residential Farm Forest (RRFF-5).

I have reviewed the file and make the following findings:

## **HOW TO RESOLVE**

### **Accessory Dwelling Unit without Land Use Approval**

The addition of the kitchen to the accessory dwelling constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 as it pertains to a secondary dwelling unit on one parcel. On this site only one residential dwelling is allowed unless land use approval has been obtained. You must abate the violation by completing the following **no later than August 25, 2019**:

1. Cease the unauthorized use and schedule an inspection to confirm, **or**;
2. Your zoning and location does not allow for the creation of an accessory dwelling unit. However you may qualify for a guest house. In order to comply with the guest house standards you must comply with Title 12, Section 833 of the Clackamas County Zoning Code. You must obtain an inspection to ensure compliance with this code is occurring.

### **Unpermitted Construction**

The large addition to the house and use of the kitchen in the accessory dwelling unit constitutes a violation of Clackamas County Code Title 9.02.40(A, B, C, D and E). To abate these violations you must complete the following **no later than August 25, 2019**:

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

## **CONTACT INFORMATION**

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

**Planning** – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at [ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us).

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

If you have any questions my direct telephone number is 503-742-4459 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
3. Navigating the Permit Process
4. Copy of Section 833 Guest House/Studios as adopted at the time of your approval
5. Aerial Photo of addition to single family residence



Diane Bautista  
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.



## Clackamas County Inspection History for Record #V0000218

**Applicant Name:**

**Work Description:** ADDITION TO BACK OF HOUSE WITHOUT PERMITS - CURRENTLY IN PROGRESS; NO GARBAGE SERVICE - TRAILER FULL OF GARBAGE

**Address:** 13728 S WARRICK RD, MOLALLA, OR 97038

Inspection Date	Inspection Type	Inspector	Status	Comments
1/3/2018 9:48:53 AM	270 Other/Misc Structures	Bob Stewart	No Access	Date: 1/3/2018 No one answers the door and I could not see anything from the front of the house or the street.
8/28/2019 3:47:28 PM	270 Other/Misc Structures	Matt VanLoon	In Violation	Date: 8/28/2019 Could not make contact with owner  Garage addition to back of house would need to be removed. Not built to code and falling apart

**13728 S Warrick Road, Molalla, OR 97038**

Nice quiet location close to town with just under an acre of level land. **2BR main house plus 840 sq foot detached studio.** Please do not go on property without appointment. CASH ONLY.

**Bedrooms:** 3  
**Bathrooms:** 1  
**Lot Size:** 0.90 ac  
**Finished SqFt:** 1,080 sq. ft.  
**Type:** Residential, Single Family Residence  
**Style:** Ranch, 1 Story  
**Year Built:** 1948  
**Taxes:** \$2,325  
**Stories:** 1  
**MLS #:** 19446372

**Listing History**

Date	Event	Price
6/21/2019	Sold	\$260,000
6/11/2019	Contract	--
6/3/2019	For Sale	\$250,000
9/3/2003	Sold	\$133,420

**Listing Details**

**Property Category:** Residential  
**Property Type:** Single Family Residence  
**Style:** Ranch, 1 Story  
**Price Type:** List Price

**Area:** Oregon City, Beaver Creek, Canby, Molalla, Mulino  
**Full Street Address:** 13728 S WARRICK RD  
**Street Number Display:** 13728  
**Country:** US  
**SqFt Calculated:** 1080  
**Sq Ft Approximate Total:** 1080  
**Sqft Source:** County  
**R V Description:** RV Parking  
**Stories:** 1  
**Year Built:** 1948  
**Year Built Desc:** Fixer

**Garage/Parking**

**Parking:** Off Street, RV Access/Parking

**Utilities**

**Fuel Description:** Gas  
**Sewer:** Septic Tank  
**Water Description:** Well  
**Heating Description:** Wall Furnace

**Lot Info**

**Lot Description:** Level  
**Acres:** 0.90  
**Zoning:** RRFF5

**Tax Info**

**Tax Amount:** 2325.62  
**Tax ID:** 01107607

**Interior Features**

**Basement Foundation:** Crawl Space, Slab  
**Main Level Baths:** 1.0  
**Baths Total:** 1.0  
**Legal Description:** SECTION 17 TOWNSHIP 5S RANGE 2E QUARTER A TAX LOT 02200  
**SqFt Main Level:** 1080  
**Beds:** 3  
**Master Bedroom:** On Level: Main  
**Bedroom 2:** On Level: Main  
**Baths Full:** 1  
**Living Room:** On Level: Main  
**Kitchen:** On Level: Main  
**Baths Main Level Full:** 1  
**Baths Total Integer:** 1

**Exterior Features**

**County:** Clackamas  
**Lot Size:** 20, 000 SqFt to .99 Acres  
**Lot Dimensions:** 189x214  
**Roof Type:** Composition  
**View:** Territorial  
**View:** Yes

**Schools**

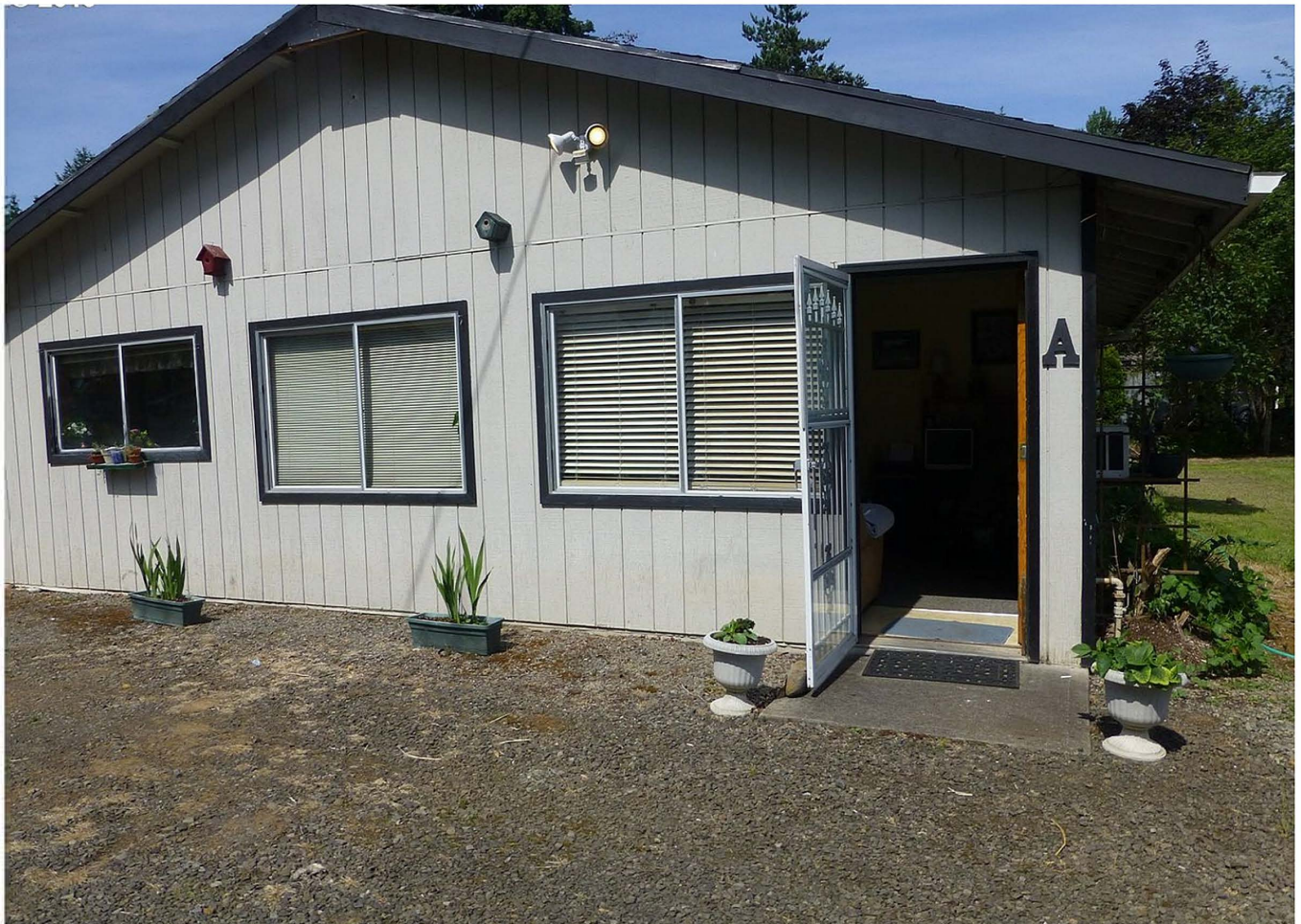
**Elementary School:** Rural Dell  
**High School:** Molalla  
**Elementary School:** Rural Dell  
**High School:** Molalla

**Rental Info**

**Rent Amount:** 1550

**Listing Courtesy Of:** Deborah Betron, Bridgetown Realty, Inc. **Last Changed:** Saturday, June 22, 2019 8:10:45 AM

















150 Beaver Creek Rd  
Oregon City, OR 97045  
503-655-8671

## Property Account Summary

10/13/2021

Account Number	01107607	Property Address	13728 S WARRICK RD , MOLALLA, OR 97038
----------------	----------	------------------	--

### General Information

Alternate Property #	52E17A 02200
Property Description	Section 17 Township 5S Range 2E Quarter A TAX LOT 02200
Last Sale Price	\$425,000.00
Last Sale Date	09/07/2021
Last Sale Excise Number	399099
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	035-013
Remarks	

### Property Characteristics

Neighborhood	12201: Molalla rural north 100, 101
Land Class Category	101: Residential land improved
Building Class Category	12: Single family res, class 2
Year Built	1948
Acreage	0.9
Change property ratio	1XX

### Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1080	0 X 0	1948	25	1.0	3	1	0

### Parties

Role	Percent	Name	Address
Taxpayer	100	BARNES ADRIENNE	13728 S WARRICK RD, MOLALLA, OR 97038
Owner	100	BARNES ADRIENNE	13728 S WARRICK RD, MOLALLA, OR 97038

### Property Values

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
AVR Total	\$215,600	\$209,321	\$203,225	\$197,306	\$191,559
Exempt					
TVR Total	\$215,600	\$209,321	\$203,225	\$197,306	\$191,559
Real Mkt Land	\$147,765	\$128,431	\$128,431	\$111,860	\$100,121

EXHIBIT E - PAGE 1 OF 1



October 13, 2021

Adrienne Barnes  
13728 S. Warrick Road  
Molalla, OR 97038

**SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A) and Clackamas County Building Code, Title 9.02.040 (B), (C), (D) and (E)**

**VIOLATION: V0000218**

**SITE ADDRESS:** 13728 S. Warrick Rd., Molalla, OR 97038

**LEGAL DESCRIPTION:** T5S, R2E, Section 17A, Tax Lot 02200

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

- Conversion of a guest house into a single family dwelling without permits
- Multiple Dwellings without land use approval

### **VIOLATIONS & HOW TO RESOLVE**

#### **Conversion of a guest house to a single family dwelling**

The conversion of a guest house to a single family dwelling is a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A) and the Clackamas County Building Code Title 9.02.40 (B), (C), (D), (E). You must abate the violations by completing one of the following **no later than November 13, 2021**:

- Convert the single family dwelling back to a 600 square foot guest house with an additional 240 square feet of storage. **Note: *This guest house can NOT be used as a rental; and,***
  - Submit the applicable 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; **OR**,
- Convert the structure to an approved accessory building; **and**,
- If the uses are vacated obtain appropriate plumbing and electrical permits to ensure they are properly decommissioned and removed, **and**;
  - 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; **OR**;
- Demolish the structure and dispose of the debris in an approved disposal site and schedule a site inspection to confirm the structures have been removed.

**Permits are accepted online only**, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>.

### **CONTACT INFORMATION**

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

***Planning*** – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at [ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us).

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

If you have any questions my direct telephone number is 503-742-4459 and my email is [dianebeau@clackamas.us](mailto:dianebeau@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 stroke extending to the right from the end of the name.

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.



Permit #: B0099622 Applied: 02/15/2022  
 Type: Residential / Mechanical Approved:  
 Status: Final Final: 03/25/2022  
 Valuation: \$0.00 Expiration: 09/25/2022  
 Address: 13728 S WARRICK RD MOLALLA, OR 97038

Applicant: 503-250-2458  
 Owner: BARNES ADRIENNE  
 Contractor: PROPERTY OWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 52E17A 02200 Class:  
 Entered By: KELSIM Occupancy:  
 Insp Area: Units: Bldgs:  
 Printed: 03/14/2023 Violation:  
 Description: V0000218 - DECOMMISSION RANGE, RANGE VENTING AND DRYER VENTING  
 Conditions:

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.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
1 & 2 Family Mechanical Minimum Permit and Reinspection Fee	64	\$64.00
State Surcharge	1	\$10.20
Dryer Exhaust	1	\$9.00
Kitchen Exhaust	1	\$12.00
Total Fees:		\$95.20
Total Payments:		\$95.20
<b>Balance Due:</b>		<b>\$0.00</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>***



Permit #: E0103522	Applied: 02/15/2022
Type: Electrical / Electrical	Approved: 02/15/2022
Status: Final	Final: 03/25/2022
Valuation: \$0.00	Expiration: 09/25/2022
Address: 13728 S WARRICK RD MOLALLA, OR 97038	

Applicant: 503-250-2458  
 Owner: BARNES ADRIENNE  
 Contractor: PROPERTY OWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 52E17A 02200	Class:	
Entered By: KELSIM	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 03/14/2023	Violation:	
Description: V0000218 - DECOMMISSION CKTS FOR DISHWASHER, DRYER AND RANGE		
Conditions:		

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	0
Electrical State Surcharge	1	\$13.68
Branch Circuits w/o Purchase Service or Feeder	3	\$114.00
Total Fees:		\$127.68
Total Payments:		\$127.68
<b>Balance Due:</b>		<b>\$0.00</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>***



Permit #: P0037822 Applied: 02/15/2022  
 Type: Plumbing / Plumbing Approved: 02/15/2022  
 Status: Issued Final:  
 Valuation: \$0.00 Expiration: 07/03/2023  
 Address: 13728 S WARRICK RD MOLALLA, OR 97038

Applicant: 503-250-2458  
 Owner: BARNES ADRIENNE  
 Contractor: PROPERTY OWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 52E17A 02200 Class:  
 Entered By: KELSIM Occupancy:  
 Insp Area: Units: Bldgs:  
 Printed: 03/14/2023 Violation:  
 Description: V0000218 - DECOMMISSION WASHING MACHINE, DISHWASHER AND CAP LINES  
 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):	
State Surcharge	1	\$11.16
Fixture/Sewer Cap	2	\$62.00
Water Heater	1	\$31.00
Total Fees:		\$104.16
Total Payments:		\$104.16
<b>Balance Due:</b>		<b>\$0.00</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>***



**Clackamas County**  
**Inspection History for Record #B0099622**

**Applicant Name:**

**Work Description:** V0000218 - DECOMMISSION RANGE, RANGE VENTING AND DRYER VENTING

**Address:** 13728 S WARRICK RD, MOLALLA, OR 97038

Inspection Date	Inspection Type	Inspector	Status	Comments
3/4/2022 12:47:23 PM	298 Mechanical Final	Matt VanLoon	Denied	Date: 3/4/2022 Range hood ducting still in place and dryer duct is still coming through ceiling.  Provide a ladder to access attic space to confirm dryer ducting has been removed.
3/25/2022 9:19:24 AM	298 Mechanical Final	Luke Johnson	Approved	Date: 3/25/2022 Ducting has been removed.

**Clackamas County**  
**Inspection History for Record #E0103522**

**Applicant Name:**

**Work Description:** V0000218 - DECOMMISSION CKTS FOR DISHWASHER, DRYER AND RANGE

**Address:** 13728 S WARRICK RD, MOLALLA, OR 97038

Inspection Date	Inspection Type	Inspector	Status	Comments
3/4/2022 1:37:44 PM	199 Electrical Final	Douglas Boettcher	Denied	Date: 3/4/2022 The wiring to the range and dryer needs to be cut back to where it is out of both the receptacle box and panel and cannot be reused.
3/25/2022 1:14:06 PM	199 Electrical Final	Douglas Boettcher	Approved	Date: 3/25/2022

## Clackamas County Inspection History for Record #P0037822

**Applicant Name:**

**Work Description:** V0000218 - DECOMMISSION WASHING MACHINE, DISHWASHER AND CAP LINES

**Address:** 13728 S WARRICK RD, MOLALLA, OR 97038

Inspection Date	Inspection Type	Inspector	Status	Comments
3/4/2022 12:45:18 PM	399 Plumbing Final	Brad Wheeler	Denied	Date: 3/4/2022 1) Obtain new permit or add new fixtures being replaced to this permit, all fixtures except water closet have been partially or totally removed. New water heater in box and new cabinets are on site. 2) Remove sheetrock at clothes washer box and provide permanent caps on drainage and water piping in wall. (102.3.2) 3) The main residence also appears to be in retrofit mode with no open plumbing permit.
3/25/2022 3:27:29 PM	399 Plumbing Final	Michael Archer	In Violation	Date: 3/25/2022 On site inspection of plumbing work being completed without permit or inspections on main structure and accessory dwelling. Noted on previous inspection. Photos taken of hose bibs, kitchen, ice maker, and bathroom plumbing in main dwelling scanned in to documents. Appears water heater has been replaced in accessory structure. Inspector asked to leave property before being able to verify if clothes washer / dishwasher has been removed or capped. See P0198790 for original plumbing permit on accessory dwelling.
1/3/2023 10:11:25 AM	399 Plumbing Final	Michael Archer	Cancelled	Date: 1/3/2023 Cancelled per Plumbing supervisor until homeowner meets with him and code enforcement on permits and inspections required.

\*\*\*\*\*Complete & include ONLY if you are the owner of the property and pulling your own permits.\*\*\*\*\*

## Property Owner Statement Regarding Construction Responsibilities

Oregon Law requires residential construction permit applicants who are not licensed with the Construction Contractors Board to sign the following statement before a building permit can be issued. (ORS 701.325 (2))

This statement is required for residential building, electrical, mechanical, and plumbing permits. Licensed architect and engineer applicants, exempt from licensing under ORS 701.010 (7), need not submit this statement. This statement will be filed with the permit.

Please check the appropriate box:

\*\*\*\*\*Complete & include ONLY if you are the owner of the property and pulling your own permits.\*\*\*\*\*

I own, reside in, or will reside in the completed structure and my general contractor is:

Adrienne Barnes

Name

CCB#

Expiration Date

I will inform my general contractor that all subcontractors who work on the structure must be licensed with the Construction Contractors Board.

or

I will be performing work on property I own, a residence that I reside in, or a residence that I will reside in. If I hire subcontractors, I will hire only subcontractors licensed with the Construction Contractors Board. If I change my mind and hire a general contractor, I will select a contractor who is licensed with the CCB and will immediately give the name of the contractor to the office issuing this Building Permit.

I have read and understand the Information Notice to Homeowners About Construction Responsibilities, and I hereby certify that the information on this homeowner statement is true and accurate.

Adrienne Barnes

Print Name of Permit Applicant

Adrienne Barnes

Signature of Permit Applicant

02/14/2022

Date

Permit #: \_\_\_\_\_  
Address: \_\_\_\_\_  
Issued by: \_\_\_\_\_ Date: \_\_\_\_\_



This Copy for Permit Offices











25 Mar 2022 - 02:49 PM





Fri, 25 Mar 2022 - 02:49 PM











Fri, 25 Mar 2022 - 02:50 PM







Citation No. 1800002

Case No. V0000218

# ADMINISTRATIVE CITATION

Date Issued: June 2, 2022

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

Name: Adrienne Barnes  
Mailing Address: 13728 S. Warrick Road  
City, State, Zip: Molalla, OR 97038

Date Violation(s) Confirmed: On the 2nd day of June, 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): 13728 S. Warrick Rd., Molalla, OR 97038

Legal Description: T5S, R2E Section 17A, Tax Lot(s) 02200

**Law(s) Violated:**

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

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

- 1) Failure to obtain required permits and approved final 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

**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: \_\_\_\_\_

## Bautista, Diane

---

**From:** Bautista, Diane  
**Sent:** Thursday, January 5, 2023 8:30 AM  
**To:** 'a\_schweizer13@yahoo.com'  
**Cc:** Wheeler, Brad  
**Subject:** 13728 S. Warrick - V0000218  
**Attachments:** 23-01-05 Inspection History Report P0037822.pdf

Good morning,

I spoke to Clackamas County plumbing supervisor Brad Wheeler yesterday in regards to your plumbing permit P0037822. As noted on their previous inspection reports attached, you will need to apply for the required permits for the additional work that has been done in both the guesthouse and the single family residence before a final approved inspection can be obtained.

Please let me know when you would like to meet on site to walk through both the residence and the guest house in regards to obtaining the required permits.

Thank you.

*Diane Bautista*

Diane Bautista  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
[dianebau@clackamas.us](mailto:dianebau@clackamas.us)  
(503) 742-4459  
150 Beaver Creek Road, Oregon City, OR 97045  
Office Hours: 6:30 a.m. to 4:00 p.m.

Were you happy with the service you received today?



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

**Permits are accepted online**, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>.

Development Direct is here!! We're excited to launch Development Direct -- our new one-stop digital services hub for Building Codes and Development Engineering. [Click here to learn more.](#)

## Clackamas County Inspection History for Record #P0037822

**Applicant Name:**

**Work Description:** V0000218 - DECOMMISSION WASHING MACHINE, DISHWASHER AND CAP LINES

**Address:** 13728 S WARRICK RD, MOLALLA, OR 97038

Inspection Date	Inspection Type	Inspector	Status	Comments
3/4/2022 12:45:18 PM	399 Plumbing Final	Brad Wheeler	Denied	Date: 3/4/2022 1) Obtain new permit or add new fixtures being replaced to this permit, all fixtures except water closet have been partially or totally removed. New water heater in box and new cabinets are on site. 2) Remove sheetrock at clothes washer box and provide permanent caps on drainage and water piping in wall. (102.3.2) 3) The main residence also appears to be in retrofit mode with no open plumbing permit.
3/25/2022 3:27:29 PM	399 Plumbing Final	Michael Archer	In Violation	Date: 3/25/2022 On site inspection of plumbing work being completed without permit or inspections on main structure and accessory dwelling. Noted on previous inspection. Photos taken of hose bibs, kitchen, ice maker, and bathroom plumbing in main dwelling scanned in to documents. Appears water heater has been replaced in accessory structure. Inspector asked to leave property before being able to verify if clothes washer / dishwasher has been removed or capped. See P0198790 for original plumbing permit on accessory dwelling.
1/3/2023 10:11:25 AM	399 Plumbing Final	Michael Archer	Cancelled	Date: 1/3/2023 Cancelled per Plumbing supervisor until homeowner meets with him and code enforcement on permits and inspections required.



February 13, 2023

Adrienne Barnes  
13728 S. Warrick Road  
Molalla, OR 97038

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

**VIOLATION: V0000218**

**SITE ADDRESS:** 13728 S. Warrick Rd., Molalla, OR 97038

**LEGAL DESCRIPTION:** T5S, R2E, Section 17A, Tax Lot 02200

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

- Plumbing and fixtures installed in single family residence and guest house without required permits

### **VIOLATIONS & HOW TO RESOLVE**

#### **Installation of plumbing and fixtures without required permits**

The installation of plumbing and fixtures in a residence and guest house without permits constitutes a violation of Clackamas County Building Code, Title 9.02.040(C). You must abate the violation by completing the following **no later than March 13, 2023**:

- Obtain appropriate plumbing permits as required.
  - Submit the appropriate permit applications and pay the appropriate fee(s).
    - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.

NOTE: **Permits are accepted online**, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>.

## **CONTACT INFORMATION**

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

You may also stop by the Permitting Office at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday, Tuesday and Thursday. Staff is available on Wednesday and Friday via phone or email from 8:00 to 4:00.

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



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.

**Bautista, Diane**

---

**From:** Wheeler, Brad  
**Sent:** Thursday, March 23, 2023 4:22 PM  
**To:** A\_SCHWEIZER13@YAHOO.COM  
**Cc:** Building Public Service; Bautista, Diane  
**Subject:** County of Clackamas - Here is your report  
**Attachments:** InspectionReport.pdf

Dear ADIRENNE BARNES

Here is the report for P0037822

Please contact your Clackamas agency representative if you have any questions.

Sincerely,

The County of Clackamas

Note: This is an unattended mailbox. We regret that we are unable to respond to e-mail sent to this address.

Sent from my iPad



# Clackamas County

150 Beaver Creek Rd  
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

---

**Location:**

13728 S WARRICK RD MOLALLA OR 97038

**Inspection Date:**

Thu, 23 Mar 2023

**Record Type:**

Building - Plumbing

**Record ID:**

P0037822

**Inspection Type:**

320 Rough In

**Inspector:**

Brad Wheeler

**Inspector Phone:**

503-680-0441

**Inspector Email:**

BWheeler@clackamas.us

**Result:**

Denied

**Submit Time:**

Thu, 23 Mar 2023 4:18:PM

**Comments:**

- 1) Add the following fixtures to this permit and pay fees before final inspection:  
2 - sinks/lavs, 1 - water closet, 1 - shower, 1 - water heater, 1 - hose-bib, and 1 - primer valve. There will also be a hub drain in place of the clothes washer that has been capped off. (104.5)
  - 2) Remove P-trap at clothes washer location and install hub drain. Vent from hub drain can reconnect to existing clothes washer vent to provide for water heater relief valve termination.
  - 3) Provide permanent caps on water supplies to clothes washer, and/or use cold supply for primer feed line. (1007.1)
  - 4) Extend 2" vent thru exterior side wall thru or above roof a minimum of 6". (906.1)
  - 5) Provide drop-eared fitting of service loop when installing new hose-bib. (309.4)
  - 6) Provide separate sealed closet with combustion air for gas fired water heater in bathroom per 2021 OPSC 505.1, or provide direct vent/sealed combustion on-demand type water heater as discussed. (506.1)
- OK to do running test on hub drain installation.

## Bautista, Diane

---

**From:** Wheeler, Brad  
**Sent:** Monday, March 27, 2023 7:59 PM  
**To:** Adrienne Schweizer; Building Public Service  
**Cc:** Bautista, Diane  
**Subject:** RE: Permit #P0037822

Adrienne,

I sent this fixture list to building services last Thursday when I made out the inspection report. I will be in the office tomorrow afternoon, so I will check with the permits team to make sure it is correct, and to see if they have created the plumbing permit for the residence.

Thanks,

Brad

---

**From:** Adrienne Schweizer <a\_schweizer13@yahoo.com>  
**Sent:** Monday, March 27, 2023 1:24 PM  
**To:** Building Public Service <BldService@clackamas.us>  
**Cc:** Wheeler, Brad <BWheeler@clackamas.us>; Bautista, Diane <DianeBau@clackamas.us>  
**Subject:** Permit #P0037822

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

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I need to add the following to this permit -

- 2 - sink/lavatory
- 1 - water closet
- 1 - shower
- 1 - hose bib
- 1 - primer valve

And I want to confirm we've already added the water heater to this permit quite awhile ago, correct?

Adrienne Barnes



Permit #: P0065623 Applied: 03/27/2023  
 Type: Plumbing / Plumbing Approved: 03/27/2023  
 Status: Issued Final:  
 Valuation: \$0.00 Expiration: 11/30/2023  
 Address: 13728 S WARRICK RD MOLALLA, OR 97038

Applicant: BARNES ADRIENNE  
 Owner: BARNES ADRIENNE  
 Contractor: PROPERTY OWNER DOING WORK

Certificate of Occupancy Required:

Parcel: 52E17A 02200 Class:  
 Entered By: DAIT Occupancy:  
 Insp Area: Units: Bldgs:  
 Printed: 07/18/2023 Violation:  
 Description: MAIN HOUSE 4 HOSE BIBS 2 SINKS , WATER CLOSET AND WATER HEATER  
 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):	
Sink/Basin/Lavatory	2	\$62.00
Hose Bib	4	\$124.00
Water Closet	1	\$31.00
Water Heater	1	\$31.00
State Surcharge	1	\$29.76
Bathtub	1	\$31.00
State Surcharge	0	\$3.72
Total Fees:		\$312.48
Total Payments:		\$312.48



BUILDING CODES DIVISION

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

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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>*

## Clackamas County Inspection History for Record #P0037822

**Applicant Name:**

**Work Description:** V0000218 - DECOMMISSION WASHING MACHINE, DISHWASHER AND CAP LINES

**Address:** 13728 S WARRICK RD, MOLALLA, OR 97038

Inspection Date	Inspection Type	Inspector	Status	Comments
3/4/2022 12:45:18 PM	399 Plumbing Final	Brad Wheeler	Denied	Date: 3/4/2022 1) Obtain new permit or add new fixtures being replaced to this permit, all fixtures except water closet have been partially or totally removed. New water heater in box and new cabinets are on site. 2) Remove sheetrock at clothes washer box and provide permanent caps on drainage and water piping in wall. (102.3.2) 3) The main residence also appears to be in retrofit mode with no open plumbing permit.
3/25/2022 3:27:29 PM	399 Plumbing Final	Michael Archer	In Violation	Date: 3/25/2022 On site inspection of plumbing work being completed without permit or inspections on main structure and accessory dwelling. Noted on previous inspection. Photos taken of hose bibs, kitchen, ice maker, and bathroom plumbing in main dwelling scanned in to documents. Appears water heater has been replaced in accessory structure. Inspector asked to leave property before being able to verify if clothes washer / dishwasher has been removed or capped. See P0198790 for original plumbing permit on accessory dwelling.
1/3/2023 10:11:25 AM	399 Plumbing Final	Michael Archer	Cancelled	Date: 1/3/2023 Cancelled per Plumbing supervisor until homeowner meets with him and code enforcement on permits and inspections required.

Inspection Date	Inspection Type	Inspector	Status	Comments
3/23/2023 12:00:00 AM	320 Rough In	Brad Wheeler	Denied	<p>1) Add the following fixtures to this permit and pay fees before final inspection:  2 - sinks/lavs, 1 - water closet, 1 - shower, 1 - water heater, 1 - hose-bib, and 1 - primer valve. There will also be a hub drain in place of the clothes washer that has been capped off. (104.5)</p> <p>2) Remove P-trap at clothes washer location and install hub drain. Vent from hub drain can reconnect to existing clothes washer vent to provide for water heater relief valve termination.</p> <p>3) Provide permanent caps on water supplies to clothes washer, and/or use cold supply for primer feed line. (1007.1)</p> <p>4) Extend 2" vent thru exterior side wall thru or above roof a minimum of 6". (906.1)</p> <p>5) Provide drop-eared fitting of service loop when installing new hose-bib. (309.4)</p> <p>6) Provide separate sealed closet with combustion air for gas fired water heater in bathroom per 2021 OPSC 505.1, or provide direct vent/sealed combustion on-demand type water heater as discussed. (506.1)</p> <p>OK to do running test on hub drain installation.</p>
3/23/2023 12:00:00 AM	365 Other/Misc	Brad Wheeler	Approved w/Conditions	<p>1) This inspection was to determine a path forward for to complete this guest house permit, and an additional plumbing permit for the main SFR. Owners will obtain a new permit with the following fixtures: 1 - water closet, 2 - sinks/lavs, 1 - water heater, and 4 - hose-bibs.</p> <p>2) In addition, owners will complete a hold-harmless agreement for any rough-in in main house that was covered before inspection.</p> <p>3) Final inspection can be scheduled after the above items are completed.</p>
5/31/2023 12:00:00 AM	320 Rough In	Brad Wheeler	Denied	<p>1) Provide vent on hub drain.(suggest AAV). (901.2)</p> <p>2) Install trap primer for hub-drain. (1007.1)</p> <p>3) Replace 2" medium sweep 90 with long sweep 90. (706.4)</p> <p>4) Provide hose for running test next rough-in inspection. (712.0)</p> <p>5) Provide 1-1/2" air gap on water heater relief valve termination at hub drain. (608.5)</p> <p>6) Hold-harmless agreement uploaded to permit documents.</p>

**Clackamas County**  
**Inspection History for Record #P0065623**

**Applicant Name:** BARNES ADRIENNE

**Work Description:** MAIN HOUSE 4 HOSE BIBS 2 SINKS , WATER CLOSET AND WATER HEATER

**Address:** 13728 S WARRICK RD, MOLALLA, OR 97038

<b>Inspection Date</b>	<b>Inspection Type</b>	<b>Inspector</b>	<b>Status</b>	<b>Comments</b>
5/31/2023 12:00:00 AM	365 Other/Misc	Brad Wheeler	Approved w/Conditions	Hold-harmless Agreement uploaded to documents.

## Bautista, Diane

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**From:** Bautista, Diane  
**Sent:** Wednesday, June 28, 2023 3:16 PM  
**To:** 'Adrienne Schweizer'  
**Cc:** Wheeler, Brad  
**Subject:** RE: Plumbing Permits - 13728 S Warrick Road  
**Attachments:** Hold - Harmless Form; 23-05-31 - P0065623 Inspection History.pdf; 23-05-31 - P0037822 Inspection History.pdf

Good afternoon,

You must obtain final approved inspections before your violation file can be closed. Inspections were conducted on both plumbing permits P0065623 and P0037822 on **May 31, 2023** however you need to get an approved final inspection.

Plumbing **Permit P0037822** required the following corrections to be done:

- 1) Provide vent on hub drain.(suggest AAV). (901.2)
- 2) Install trap primer for hub-drain. (1007.1)
- 3) Replace 2" medium sweep 90 with long sweep 90. (706.4)
- 4) Provide hose for running test next rough-in inspection. (712.0)
- 5) Provide 1-1/2" air gap on water heater relief valve termination at hub drain. (608.5)
- 6) Hold-harmless agreement uploaded to permit documents.

Plumbing **Permit P0065623** required the following to be done:

- 1) Hold-harmless Agreement uploaded to documents.

Once these items are completed, you can schedule your final inspections and your violation file can be closed.

I am also including plumbing supervisor Brad Wheeler in this email in case you have technical questions. I will follow up with the building department regarding a refund for the second water heater.

Please let me know if you have any questions.

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**From:** Adrienne Schweizer <a\_schweizer13@yahoo.com>  
**Sent:** Wednesday, June 28, 2023 2:59 PM  
**To:** Bautista, Diane <DianeBau@clackamas.us>  
**Subject:** Re: Plumbing Permits - 13728 S Warrick Road

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

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A hearing for what? We've removed everything that was in violation long ago, and now are just doing updates but our permit is good up to a year for that.

On a side note - I'm still waiting for a credit on the second water heater that got added. I emailed and got no response. And we also aren't going to mess with the hose bib now. When brad was out here a few weeks ago, he said we needed to open the wall for him to look, and we aren't going to do all of that. So we aren't going to replace it.

Adrienne Barnes

On Wednesday, June 28, 2023, 10:55 AM, Bautista, Diane <[DianeBau@clackamas.us](mailto:DianeBau@clackamas.us)> wrote:

Good morning,

Plumbing permits P0037822 and P0065623 have not received final approved inspections and this file is ready to be moved forward to hearing.

Please let me know if you have any questions.

Thank you.

Diane Bautista

Code Enforcement Specialist

Clackamas County Code Enforcement

[dianebau@clackamas.us](mailto:dianebau@clackamas.us)

(503) 742-4459

150 Beaver Creek Road, Oregon City, OR 97045

Office Hours: 6:30 a.m. to 4:00 p.m.

Lobby hours: 8:00 a.m. to 4:00 p.m. Monday through Thursday (Lobby closed Friday)

**Bautista, Diane**

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**From:** Bautista, Diane  
**Sent:** Monday, July 3, 2023 8:22 AM  
**To:** 'a\_schweizer13@yahoo.com'  
**Cc:** Wheeler, Brad; Tran, Dai  
**Subject:** 13728 Warrick Road

Good morning,

I have been in contact with plumbing supervisor Brad Wheeler in regards to the (2) water heaters. He said that when we were on site your husband or contractor indicated that the water heater was new in the main house as well so 2 separate water heater permits would be required. If you believe this to be inaccurate, please have the inspector look at the water heater in the main residence when you call for your inspections to confirm and a refund can be issued.

Please let me know if you have any questions.

Thank you.

Diane Bautista  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
[dianebau@clackamas.us](mailto:dianebau@clackamas.us)  
(503) 742-4459  
150 Beaver Creek Road, Oregon City, OR 97045  
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Lobby hours: 8:00 a.m. to 4:00 p.m. Monday through Thursday (Lobby closed Friday)

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