



NOTICE OF HEARING

March 13, 2023

Julie Myers
14805 SE 187th Ave
Damascus, OR 97089

RE:: County of Clackamas v. Julie Myers
File: V0044820

Hearing Date: April 13, 2023

Time: This item will not begin before 10:00 am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

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

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. We have sent you the Zoom invite to jmyers0861@gmail.com. Please contact Jennifer Kauppi if you are unable to find the email.

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

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

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

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

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

Department of Transportation and Development

Nondiscrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

JULIE MYERS,

Respondent.

File No: V0044820

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent mailing address is: 14805 SE 187th Ave, Damascus, OR 97089

2.

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

14805 SE 187th Ave, Damascus, OR 97089 also known as T2S, R3E, Section 08B, Tax Lot 00712,
and is located in Clackamas County, Oregon.

3.

On or about the 9th day of December, 2021 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for a remodel to a single family residence. 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 Respondent in the following manner: Administrative Citation #0044820-1 in the amount of \$100.00 was mailed via first class mail on December 9, 2021. A copy of the notice document is attached to this Complaint as Exhibit G, 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 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 13 day of March, 2023.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

JULIE MYERS

Respondent.

File No.: V0044820

STATEMENT OF PROOF

History of Events and Exhibits:

- December 9, 2020 Clackamas County received a complaint regarding 2 metal accessory structures over 200 square feet in size and a remodel to a single family residence without permits.
- December 14, 2020
Exhibit A Correspondence was sent to the Respondents regarding the alleged Building Code violation.
- December 17, 2020 The Respondent contacted Code Enforcement Specialist Michael Barnes regarding the alleged violation. The Respondent stated that her husband had passed away. He had converted a bedroom into a bathroom and remodeled the kitchen without permits. The Respondent also stated there were two accessory structures on site. One structure was approximately 120 square feet which had been sold. The other structure was approximately 400 square feet. There was no electrical in this structure and the Respondent was likely going to be selling this as well.
- December 23, 2020
Exhibit B Plumbing inspector Tom Miltenberger and electrical inspector Doug Boettcher conducted a site inspection and found the property had both plumbing and electrical work done that would have required permits.
- December 28, 2020
Exhibit C Correspondence was sent to the Respondents with a deadline of January 28, 2021 to abate the violation.
- February 3, 2021
Exhibit D The Respondent was unsure what permits she needed to obtain for the work that was done on site. Permit Technician Shirley Cass-Crosby emailed the Respondent and provided the information on how to complete the applications.
- July 15, 2021 The Respondent contacted Michael Barnes stating that she had sent over the plumbing permit in February but had not heard from us. In addition, she had not submitted the electrical application because she was waiting on an electrician.
- July 15, 2021
Exhibit E The Respondent resent the plumbing application to Shirley Cass-Crosby. The permit application was incomplete.

November 5, 2021 Exhibit F	I emailed the Respondent regarding the violation stating that an electrical permit and plumbing permit still needed to be submitted. The Respondent contacted me by phone regarding the email and I resent permit information to her.
December 9, 2021 Exhibit G	I reviewed County records and found no permits had been applied for. I did confirm based on aerial images that the accessory structures had been removed. Citation 0044820-1 was issued for \$100.00 for the Priority 1 Building Code violation and sent first class mail. The first class mail was not returned and this citation remains unpaid.
December 17, 2021 Exhibit H	Electrical permit E0850621 was issued. This permit received an approved final inspection on October 17, 2022.
January 17, 2023 Exhibit I	Correspondence was sent to the Respondent with a deadline of March 1, 2023 to abate the Building Code violation.
March 13, 2023	I conducted research in the County permit system. The required permits had not been obtained and this matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040, 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 building code within 30 days of the date of this order by submitting or having a professional submit a complete plumbing application for the remodel of the kitchen and new bathroom. Respond to all requests for additional information within 10 days of being notified. The Respondent be ordered to pay for permits within 10 days of being notified permits are ready to be issued and must complete all required inspections including approved final inspections within 45 days of permit issuance.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- 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 December 9, 2021.
- Payment for Citation No. 0044820-1 issued on December 9, 2021 for \$100.00.
- The administrative compliance fee to be imposed from December, 2020 until the violation is abated. As of this report the total is \$1,950.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



December 14, 2020

Don and Julie Myers
14805 SE 187th Ave
Damascus, OR 97089

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

Site Address: 14805 SE 187th Ave, Damascus OR 97089
Legal Description: T2S, R3E, Section 08B, Tax Lot 00712

It has come to the attention of Clackamas County Code Enforcement that placement of two metal accessory structures and a remodel to a single family residence may have been done without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 Clackamas County Code.

Please contact Michael Barnes, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is MBarnes@clackamas.us

Telephone number is 503-742-4759

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

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환영합니다. Korean

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오.

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:
14805 SE 187TH AVE DAMASCUS OR 97089

Inspection Date:
Wed, 23 Dec 2020

Record Type:
Code Enforcement - Violation

Record ID:
V0044820

Inspection Type:
190 Other/Misc

Inspector:
Douglas Boettcher

Inspector Phone:
503-307-6480

Inspector Email:
DBoettcher@clackamas.us

Result:
Denied

Submit Time:
Wed, 23 Dec 2020 1:14:PM

Comments:

1. Small kitchen countertop area has receptacles that have no power and all would need to be tamper resistant type.
2. Hanging light above island not working.
3. Install switch for light and cover plate in kitchen.
4. One of the GFCI receptacles in the bathroom needs to be tamper resistant type.
5. Receptacles for the hydro massage tub are required to be within 12" of the access door.
6. Could not test for GFCI protected receptacles for the hydro massage tub. No access.
7. The metal buildings out back do not have any electrical run to them.

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

14805 SE 187TH AVE DAMASCUS OR 97089

Inspection Date:

Wed, 23 Dec 2020

Record Type:

Code Enforcement - Violation

Record ID:

V0044820

Inspection Type:

365 Other/Misc

Inspector:

Tom Miltenberger

Inspector Phone:**Inspector Email:**

TMiltenberger@co.clackamas.or.us

Result:

Denied

Submit Time:

Wed, 23 Dec 2020 11:54:AM

Comments:

I recommend getting a licensed plumber to come in and provide pictures of the plumbing in the crawl space.

Look into how things are vented. Opening walls if needed.

You need to provide a test on the new plumbing. Spa tub will need a tempering valve if there is not one.

The new fixtures will need to be permitted tested and inspected.
Prior to final.



December 28, 2020

V0044820

Don and Julie Myers
14805 SE 187th Ave
Damascus, OR 97089

Subject: Violations of the Clackamas County Building Code 9.02.040 (A) structural, (C) plumbing, (D) electric,

Site Address: 14805 SE 187th Ave, Damascus OR 97089
Legal Description: T2S, R3E, Section 08B, Tax Lot 00712

Code Enforcement spoke with property owner Julie on December 22, 2020 and she admitted there is an unpermitted structure exceeding 200 square feet. She also admitted electrical and plumbing had occurred in the kitchen and bathroom. Plumbing and Electrical inspectors from the Building Codes Division conducted an inspection of the subject property on December 23rd, 2020 and confirmed there was unpermitted electrical and plumbing. You are in violation of Chapter 9.02.040 (A, C, D) of the Clackamas County Building Code.

In order to abate the building code violations, please utilize one of the following options **not later than January 28, 2021:**

- Submit the building permit application(s), electrical permit, plumbing permit, and technically complete plans and appropriate fee(s)
 - The permit 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. **Or:**
- Obtain a demolition permit for the structure(s).
 - Remove all associated debris from the demolition not later than 45 days of the date of the permit.

Building/Permits- bldservice@clackamas.us or 503-742-4240.
Code Enforcement- (503) 742-4759. MBarnes@clackamas.us

Michael Barnes
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 an administrative fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The 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 are 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 waive all or part of the \$75 per month administrative fee.

Unpaid fines, administrative fees, civil penalties and abatement costs may be recorded as a lien against property owned by any of the parties either jointly or separately.

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.

Finally, recurrences of abated violations will result in the issuance of a citation without prior notice.

Kauppi, Jennifer

From: Cass-Crosby, Shirley
Sent: Wednesday, February 3, 2021 3:10 PM
To: 'Julie Myers'
Cc: Barnes, Michael; Kauppi, Jennifer
Subject: RE: Needed Permits

Julie,

The electrical permit will be for the additional circuits that were added in regards to the kitchen, master bedroom/bath for the house. The plumbing permit will need to have the additional fixtures that were added, so you would need to mark those. If you are still struggling, I am back in the office next week and you could come in and I could talk to you in person, but ultimately you will still need to complete the applications. SO for example if you added new fixtures in the bathroom that were relocated ever so slightly, then those fixtures would be added. If you for example removed a 1970's sink and replaced with a new one in exact same pot and connection, then you would not add it. I do not want to confuse you, so please let me know what works best.

Take Care,

Shirley Cass-Crosby
Permit Technician
Clackamas County Building Codes

From: Julie Myers <jmyers0861@gmail.com>
Sent: Wednesday, February 3, 2021 2:19 PM
To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: Re: Needed Permits

Hi Shirley,

Regarding the outbuildings, there is no power or water in them. One I have sold, the other one I think is sold.

I also need to know exactly what permits I need to get for the plumbing and electrical for the kitchen and master bedroom/ bath in the house. I have never done this before so I am totally confused.

Julie

On Wed, Feb 3, 2021, 1:52 PM Cass-Crosby, Shirley <scasscrosby@clackamas.us> wrote:

Julie,

Sorry for the delay, but Michael is out for about a month, so I had a bit of a delay while they got coverage. I do understand that you are working on selling some buildings, but it sounds to me that there are electrical and plumbing in one structure that you are keeping. We will need to do the plumbing by fixtures capping them off and then the electrical will require a few circuits to remove a few. Please let me know if I can do anything else and take care.

Thanks,

Shirley

From: Julie Myers <jmyers0861@gmail.com>
Sent: Friday, January 22, 2021 1:48 PM
To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: Re: Needed Permits

14805 SE 187th Ave
Damascus, OR 97089

On Fri, Jan 22, 2021, 11:03 AM Cass-Crosby, Shirley <scasscrosby@clackamas.us> wrote:

Julie,

What is the address for this violation?

Thanks,

Shirley

From: Julie Myers <jmyers0861@gmail.com>
Sent: Friday, January 22, 2021 9:41 AM
To: Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: Needed Permits

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

Hi,

Michael Barnes told me to contact you regarding what permits I need. You can call me at 971-7039140 or email me back. Thank you for your help.

Julie Myers

[Spam Email](#)
[Phishing Email](#)

Kauppi, Jennifer

From: Cass-Crosby, Shirley
Sent: Thursday, July 15, 2021 4:07 PM
To: 'Julie Myers'; Barnes, Michael
Subject: RE: New Application; 14805 SE 187th Ave

Julie,

Please be more specific in regards to you description abut the bathroom. Where is the information that the plumbing inspector requested in the violation inspection report for plumbing. So did you relocate just a bathtub in an existing bathroom or did you relocate a bathroom in a certain area? Also, again the description is fairly vague in regards to the kitchen remodel. You may not need a structural permit, but I am not sure based on what info I have available to me at this moment. Also, where then is the electrical permit, being there was also other work being done. A licensed electrician and plumbing contractr would need to apply for the electrical permit if this property is for sale.

Thanks,

*Shirley Cass-Crosby
Permit Technician - Building Codes
150 Beavercreek Rd #225
Oregon City, OR 97045
503.742.4240*

Our office hours are Monday – Thursday, 9 am to 3 pm.

From: Julie Myers <jmyers0861@gmail.com>
Sent: Thursday, July 15, 2021 3:41 PM
To: Barnes, Michael <MBarnes@clackamas.us>; Cass-Crosby, Shirley <scasscrosby@clackamas.us>
Subject: Fwd: New Application; 14805 SE 187th Ave

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

I sent this back on February 12th but I must have sent it to the wrong email because I never got a response.

Julie Myers

----- Forwarded message -----

From: <jmyers0861@gmail.com>
Date: Fri, Feb 12, 2021 at 4:01 PM
Subject: New Application; 14805 SE 187th Ave
To: <bldservice@clackamas.us>
Cc: <mbarnes@clackamas.us>

Attached you will find my application for a plumbing permit. The electrical permit application should be to you by Monday or Tuesday.

Mobile: 971-703-9140 | Office: 503-744-0000

Julie.Myers@kw.com
juliemyers.kw.com

Each Office is Independently Owned and Operated

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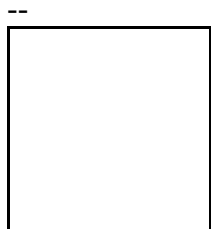
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Member of the Multi Million Dollar Club

East Metro Association of Realtors

Kauppi, Jennifer

From: Kauppi, Jennifer
Sent: Friday, November 5, 2021 1:17 PM
To: 'jmyers0861@gmail.com'
Subject: V0044820 - 14805 SE 187th Ave
Attachments: plumb_app.pdf; Homeowner doing work.pdf; Revision Credit Card Authorization Form.pdf

Julie,

Thanks for speaking with me today. To recap our conversation.

1. You need to pull a plumbing permit for the fixtures that were added or moved. My apologies....I thought this could only be done online, however, that is not the case. Please print and complete the attached plumbing application and homeowner statement. Once done, please scan and email them back to me and I'll get them to the right person OR send it to bldservice@clackamas.us. We can call you for payment once the permit is ready to go or you can send it back with a credit card release.
2. Check with the electrical contractor to see if they will also do the inside work. The can add to your open electrical permit if that is the case. If not, you will have to pull a separate electrical for the inside work. Also, on June 29, 2019 Eastgate electrical pulled an electrical permit for your home for a new service but never received inspections. Was this work ever done? And if so, did they do it?
3. Make sure you receive finals on all open permits. Currently that is E0518321 and B0407421 and the upcoming Plumbing permit.
4. Brad Wheeler – 503-742-4777 or 503-519-5909. You will work with him for the plumbing inspections and how that will happen with the work already being done.
5. Lastly....please keep me updated or if you questions or need assistance.

Please respond to this email letting me know if this is what we agreed on and if you have any additional questions.

Thank you!!

Jennifer Kauppi

Code Enforcement Permit Specialist
150 Beaver Creek Rd
Oregon City, OR 97045
503-742-4452

Coming Soon in August 2021! 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.](#)





Citation No. 0044820-1

Case No. V0044820

ADMINISTRATIVE CITATION

Date Issued: December 9, 2021

Name and Address of Person(s) Cited:

Name: Don & Julie Myers
Mailing Address: 14805 SE 187th Ave
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 9 day of December, 2021, 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): 14805 SE 187th Ave, Damascus OR 97089

Legal Description: T2S, R3E, Section 08B, Tax Lot(s) 00712

Law(s) Violated

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

Description of the violation(s):

- 1) Failure to obtain permits and required inspections

Maximum Civil Penalty \$1000.00 Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4452

Date: December 9, 2021
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____



Permit #: E0850621	Applied: 12/17/2021
Type: Electrical / Electrical	Approved: 12/17/2021
Status: Final	Final: 10/17/2022
Valuation: \$0.00	Expiration: 04/17/2023
Address: 14805 SE 187TH AVE DAMASCUS, OR 97089	

Applicant: LISA PALMA 5032661249
 Owner: MYERS DON & JULIE
 Contractor: ROTH ZACHRY HEATING INC 503-266-1249

Certificate of Occupancy Required:

Parcel: 23E08B 00712	Class:	
Entered By:	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 03/13/2023	Violation:	
Description: Kitchen/Bath Remodel. 4 circuits. added Circuit. worked on lights & outlets.		
Conditions:		

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Branch Circuits w/o Purchase Service or Feeder	4	\$126.00
Electrical State Surcharge	1	\$15.12
Total Fees:		\$141.12
Total Payments:		\$141.12
Balance Due:		\$0.00

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

Clackamas County Inspection History for Record #E0850621

Applicant Name: LISA PALMA

Work Description: Kitchen/Bath Remodel. 4 circuits. added Circuit. worked on lights & outlets.

Address: 14805 SE 187TH AVE, DAMASCUS, OR 97089

Inspection Date	Inspection Type	Inspector	Status	Comments
1/12/2022 11:31:25 AM	199 Electrical Final	Will Whitman	Denied	Date: 1/12/2022 1. GFCI receptacle in master bathroom, is already protected from GFCI breaker. Remove redundancy by replacing with standard receptacle. Art 210.8
9/23/2022 8:50:49 AM	199 Electrical Final	Flavius Varga	Denied	Date: 9/23/2022 GFCI receptacle in the outdoor kitchen not GFCI protected, (the last one under the counter), NEC 210.8(A)(3). Re-label 100 amp breaker for the new sub panel,that is behind the house, in the main electrical panel.
9/27/2022 9:57:26 AM	199 Electrical Final	Flavius Varga	Denied	Date: 9/27/2022 Corrections not completed.
10/17/2022 2:36:27 PM	199 Electrical Final	Flavius Varga	Approved	Date: 10/17/2022



January 17, 2023

Julie Meyers
14805 SE 187th Ave
Damascus, OR 97089

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

VIOLATION: V0044820

SITE ADDRESS: 14805 SE 187th Ave, Damascus, OR 97089

LEGAL DESCRIPTION: T2S, R3E, Section 08B, Tax Lot 00712

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

Bedroom converted to a bathroom without plumbing and mechanical permits.

VIOLATIONS & HOW TO RESOLVE

On December 17, 2020 you spoke with Code Enforcement Specialist Michael Barnes. At that time you confirmed that a bedroom had been converted into a bathroom and the existing bathroom around the corner was removed. A violation letter was sent to you on December 23, 2020 regarding the violation. I reviewed County records on January 12, 2023 and the records reflect that no plumbing permits have been issued for the new bathroom and decommissioning of the old bathroom. Plumbing installed without approved permits constitutes a violation of Clackamas County Code Title 9.02.040 (C). In order to abate the violation(s), you must complete the following **no later than March 1, 2023**:

New bathroom and decommissioning of an existing bathroom.

- Please submit, or have your professional submit, the plumbing application and appropriate fee(s).
 - All requests for additional information in order to complete the application review must be responded to within 10 days of being notified.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 30 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

Building If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our offices are closed to the public on Fridays, however, staff is available by both phone and email from 8:00 a.m. to 3:00 p.m.

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

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

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