



## NOTICE OF HEARING

March 4, 2025

Jose Reyes  
21284 S Bakers Ferry Rd  
Oregon City, OR 97045

**RE::** County of Clackamas v. Jose Reyes  
**File:** V0024923

**Hearing Date:** April 8, 2025

**Time:** This item will not begin before 9:30 am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

1. Notice of Rights
2. Copy of 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 Officers Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

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



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to onekingllc1@gmail.com a copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

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. **When joining the webinar please accept the request to join as a panelist.**

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 PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/89997930648?pwd=8kzXOTMeiour8uiCOFrSNh4aGA8ll.1>

Passcode:235862

Phone one-tap:

+16694449171,,89997930648#,,,,\*235862# US

+16699006833,,89997930648#,,,,\*235862# US (San Jose)

Join via audio:

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

+1 305 224 1968 US  
+1 309 205 3325 US  
+1 312 626 6799 US (Chicago)  
+1 360 209 5623 US  
+1 386 347 5053 US  
+1 507 473 4847 US  
+1 564 217 2000 US  
+1 646 876 9923 US (New York)  
+1 646 931 3860 US  
+1 689 278 1000 US  
+1 301 715 8592 US (Washington DC)  
Webinar ID: 899 9793 0648  
Passcode: 235862

## 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.

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

JOSE REYES,

Respondent.

File No: V0024923

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Jose Reyes mailing address is: 21284 S. Bakers Ferry Rd., Oregon City, OR 97045.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint 21284 S. Bakers Ferry Rd., Oregon City, OR 97045, also known as T2S, R3E, Section 22, Tax Lot 01401, and is located in Clackamas County, Oregon. The property is zoned Rural Residential Farm Forest (RRFF-5) and is the location of violation(s) asserted by the County.

3.

On or about the 28th day of September, 2023 and the 14th day of January, 2025 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits for remodel to the barn and the garage. 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: Violation Notice dated September 28, 2023 and Citation and Complaint #2300249. A copy of the notice documents are attached to this Complaint as Exhibits D and H, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations 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; and
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:
5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 3rd day of March, 2025.



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Diane Bautista  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY



COUNTY OF CLACKAMAS,

Petitioner,

v.

JOSE REYES,

Respondent.

File No.: V0024923

STATEMENT OF PROOF

History of Events and Exhibits:

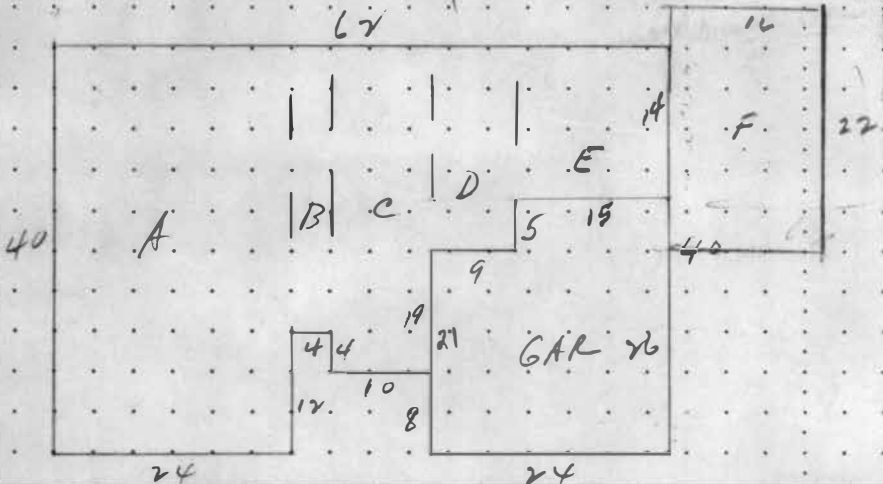
August 21, 2023 Exhibit A	Clackamas County received a complaint regarding a remodel to a two car garage and a barn. Online research was conducted of the site.
September 11, 2023 Exhibit B	Correspondence was sent to the Respondent regarding the alleged violations.
September 27, 2023 Exhibit C	I conducted a site inspection and met with the Respondent. The barn had stairs installed leading to a new office area as well as a toilet installed in the lower area. The two car garage behind the residence had been converted to a 2 bedroom dwelling including kitchen and bathroom.
September 28, 2023 Exhibit D	Correspondence was sent to the Respondent with a deadline of October 28, 2023 to obtain required permits and approved final inspections.
November 5, 2023 Exhibit E	Respondent applied for plumbing permit P0250923 to permit the bathroom in the barn. This permit has not been issued.
May 7, 2024 Exhibit F	Agricultural exempt permit AG009324 was completed for a 780 square foot storage building for agricultural storage.
December 3, 2024 Exhibit G	I emailed the Respondent regarding obtaining the required electrical, plumbing and mechanical permits to permit the items that could remain and obtain permits to decommission the other items.
January 14, 2025 Exhibit H	I reviewed the County permitting system and permits had not been obtained. Citation 2300249 was issued. No fines were assessed as the County will pursue civil penalties. This citation was not returned to the County.
March 3, 2025	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 that a violation of the Building Code, Chapter 9.02.040 exists, 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 by obtaining required permits within 15 days of the Continuing Order and obtaining final approved inspections within 30 days of the permits being issued.
- 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 Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violations of up to \$2,000.00 for date cited January 14, 2025.
- The administrative compliance fee to be imposed from September 2023 until the violation is abated. As of this report the total is \$1,200.00.
- 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.

# BUILDING DIAGRA

A - 24 x 40 = 960  
 B - 4 x 28 = 112  
 C - 10 x 32 = 320  
 D - 9 x 19 = 171  
 E - 15 x 14 = 210  
 F - 16 x 22 = 352  
 -----  
 352  
 2125 \$  
 67



## GARAGE AND OUTBUILDINGS

## LAND DESCRIPTION

GARAGE	DESCRIPTION					DIMEN- SIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
	FOUND	FLOOR	ROOF	WALLS	MISC.						
ATT. DET. BSMT. 1/4 1/3 1/2 3/4 BL. 77	CONC	CONC	SHED	16/16	-	21 x 24 5 x 15	579	1		AS	1.00
1 LOAF BARN	CONC	DIRT	GM	VERT		30 x 24	720	2	30%	#2	3.83 ±
2 HORSE ARENA	CONC	CONC + DIRT	MTL	MTL	16 STALLS + TRACK RM.	100 x 10	11000	3	70%		
3 DRIVE		CONC				23 x 22	506	4	75%		
4 COURT		CONC			90% now	36 x 74	2664	5	60%		
5 PATIOS		CONC				14 x 16 12 x 14	392	6	65%		
6 WD fence						6 x 220		7	50%		
7 Rail fence		unpainted		4x4 post	1" x 6" 3 rail		1100 LF	8	30% 480%		
8 metal fence			pole	5 rail		550 x	550 LF	9			

INCREMENTS TO LAND:

TOTAL ACRES		4.83
APPRaiser	DATE	8/29/85
APPRaiser	DATE	/ /
APPRaiser	DATE	/ /
APPRaiser	DATE	/ /

PROPERTY CLASS

PROPERTY ADDRESS:  
OREGON CITY 97045  
21284 S BAKERS FERRY RD

BUILT 19 77 COST \$ RENT \$

REMODELED 19 COST \$

SOLD 19 AMT. \$

SOLD 11, 92 AMT. \$ 269000

SOLD 2/19 86 AMT. \$ 155,000

SOLD 7/19 77 AMT. \$ 20500

V.  I.

INTERIOR INSPECTED

YEAR	78	86	87	92	02
YES	MR	MM	MF		
NO		DM		Gate	

LOT 1

SCHUTTEL ACRES #1567

IN. 27915

2,125

M.V.D.#

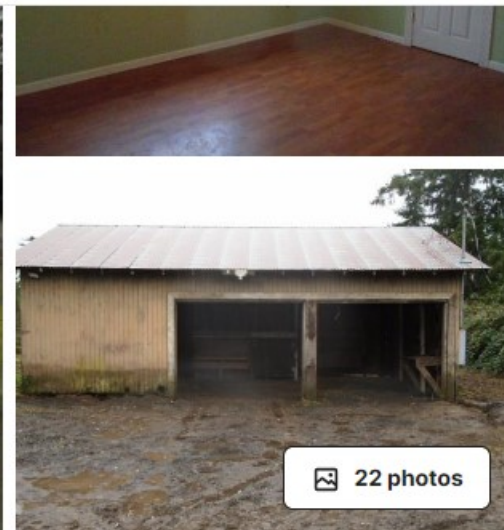
APPR.	DATE	DWELLING UNITS	UNIT AREA	TOTAL AREA	STORIES
136	12/13/77	① 2 3 4	SQ. FT.	4,723 SQ. FT.	① 1 1/2 2
BP	5/16/85	FOUNDATION	CONC BLK BRICK STONE FRAME WD BLK		
M	4/1/87	EXTERIOR	DBL SGL BOX SIDING: BEVEL RUSTIC VERT B&B SHAKE: WD ASB COMPO SHGL STUCCO BRICK: VEN SOLID 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO		
MS	6/12/91	ROOF	GAB HIP FLAT PITCH: LDW AVG STEEP SHINGLES: WD COMPO ALUM SHAKES: LT MED HVY BUILT-UP R. RFG. BAR TILE EXP BM		
MK	1/18/02	ZONING	RESIDENTIAL 1ST FLOOR		
		PARTITIONS	PLASTER DRYWALL COMPO CLD&PA T&G PLYWOOD TRIM: FIR H. WD PANELING:		
		OTHER INTERIOR CONST.	CLASS: BUILT-INS: VENEERED GRAB CABINETS APPLIANCES: ELECT GAS OVEN RANGE DISHWASHER HOOD FAN QUAL: F. A. G.		
		LIGHTING	CLASS: LOW VOLT INTERCOM		
		PLUMBING	CLASS: LAVATORY STALL SHOWER SINK FULL BATH WATER ONLY TOILET SHOWER DOOR LAUNDRY FAC BATH BATHTUB WATER HEATER		
		HEATING	CLASS: FURNACE: FA GRAY FL W OIL GAS HARD FUEL ELEC.: W UNITS BASEBD GL PANEL CABLE; CLG FL H.W.: BASEBD CONVEC RAD; FL CLG STOVE CHIMNEY TOTAL AREA HEATED: SQ. FT.		
		FIREPLACE	CLASS: 1 STY 2 STY SGL BKD STKD CIR NO HEARTHS: / PLAIN ELAB.		
		BASEMENT	NONE FULL 1/2 1/4 X UNFIN FIN SQ. FT. DAYLIGHT: 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		
		ATTIC OR UPPER STORIES	CLASS: NONE 1/2 1/4 SQ. FT. UNFIN FIN: PLS DRYWALL COMP CLD&PA FLR: DBL SGL FIR H. WD ASPH TILE VINYL LINO CARPET LINO SUBFLOOR ONLY RMS: BR 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: ✓ for additional BARN & OUTDOOR ARENA 1991 NADA  
1-18-02 Gate - left note. MK

PLOT PLAN:



Street View



22 photos

● LAST SOLD ON APR 29, 2021 FOR \$585,000

21284 S Bakers Ferry Rd, Oregon City, OR 97045

**\$799,197** **5** **2.5** **2,125**  
Redfin Estimate Beds Baths Sq Ft



### Is this your home?

Track your estimate and nearby sale activity

I own 21284 S Bakers Ferry Rd

### Thinking of selling?

Estimated sale price

**\$760,000 – \$904,000**

Reach more buyers when you sell with Redfin. Plus, you'll save **\$7,992** in fees. \*

**Get started**

Get personalized selling advice from a top agent by answering a few questions.

### About this home

NICE LEVEL 4.8 ACRES/ 2125 SQFT RANCH STYLE HOME/ REMODELED KITCHEN, LARGE LIVING ROOM, FAMILY ROOM WITH FIREPLACE, 5 BEDROOMS AND 2.5 BATHROOMS/ DETACHED 2 CAR GARAGE/100 X 120 BARN, PARTIAL CONCRETE FLOOR AND POWER/





September 11, 2023

Jose Reyes  
21284 S Bakers Ferry Rd  
Oregon City, OR 97045

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

Site Address: 21284 S Bakers Ferry Rd, Oregon City OR 97045  
Legal Description: T2S, R3E, Section 22, Tax Lot 01401

It has come to the attention of Clackamas County Code Enforcement that a fence over 8' tall may have been placed and a remodel of a garage and shop may have been completed without the benefit of permits.

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

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

E-mail address is [DianeBau@clackamas.us](mailto:DianeBau@clackamas.us)

Telephone number is 503-742-4459

*\*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:**

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**¡LE DAMOS LA BIENVENIDA!** Spanish

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**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

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오.













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September 28, 2023

Jose De Jesus Reyes  
21284 S. Bakers Ferry Road  
Oregon City, OR 97045

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

**REFERENCE: V0024923**

**SITE ADDRESS:** 21284 S. Bakers Ferry Rd., Oregon City, OR 97045

**LEGAL DESCRIPTION:** T2S, R3E, Section 22, Tax Lot 01401

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

- Accessory structure converted to Accessory Dwelling Unit (ADU) without permits
- Multiple Dwellings without land use approval
- New electrical installed in 11,000 sq. ft. pole building (Permits B2199-77 & Plan Check C7617-77)
- Construction of stairs and 2<sup>nd</sup> floor habitable space in pole building
- Construction of 1<sup>st</sup> floor habitable space in pole building
- Bathroom added to pole building without permits

## **VIOLATIONS & HOW TO RESOLVE**

### **Remodel to pole building without permits**

The addition of stairs, second floor, interior rooms and bathroom without permits constitutes a violation of the Clackamas County Building Code Title 9.02.040 (B), (C), (D), (E), (F) and (K). In order to abate the violation, please complete the following **no later than October 28, 2023**:

- Submit applicable permit applications, technically complete plans and appropriate fee(s).

- The permits must be picked up within ten days of being notified.
- Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

**Conversion of an accessory structure to an ADU without permits**

The conversion of an accessory structure to an Accessory Dwelling Unit without permits constitutes a violation of the Clackamas County Building Code Title 9.02.040 (B), (C), (D), (E), (F), (K) and the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A). In order to abate the violation, please complete the following no later than **October 28, 2023**:

- Submit applicable permit applications, technically complete plans and appropriate fee(s) to convert the ADU to an authorized use.
  - The permits must be picked up within ten days of being notified.
  - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued, **or**;
- Contact the Building Department at 503-742-4240 to see if you may qualify for an agricultural exemption, **and**;

Submit necessary permit applications, technically complete plans and appropriate fee(s).

- The permits must be picked up within ten days of being notified.
- Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued, **or**;
- Obtain a demolition permit and demolish the structure and dispose of the debris in an approved disposal site and schedule a site inspection to confirm the structure has been removed.

**CONTACT INFORMATION**

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

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

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

**ITEMS INCLUDED IN THIS PACKET**

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

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

Diane Bautista  
Code Enforcement Specialist  
Clackamas County Code Enforcement

## Important Notices

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

**RECORDING REQUESTED BY:**  
Servicelink Title Company

**AND WHEN RECORDED MAIL TO:**  
Until a change is requested,  
all tax statements shall be sent  
to the following address:

**Jose Reyes**  
**21284 S Bakers Ferry Road**  
**Oregon City, OR 97045**

Escrow No.: OR-17084-LD  
Tax ID: 00633737

Clackamas County Official Records  
Sherry Hall, County Clerk

**2021-044057**

04/29/2021 03:10:11 PM

D-D                      Cnt=1 Stn=7 LISA  
\$15.00 \$16.00 \$10.00 \$62.00

**\$103.00**

This area reserved for County Recorder

## **SPECIAL WARRANTY DEED (OREGON)**

**Wilmington Trust, National Association, not in its individual capacity, but solely as trustee for MFRA Trust 2014-2**, Grantor, conveys and specially warrants to Jose De Jesus Reyes

Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

The following real property situated in **Clackamas** County, **Oregon**:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Property commonly known as: 21284 S Bakers Ferry Road, Oregon City, OR 97045

This property is free of all encumbrances created, EXCEPT: **Exceptions to the covenants described in ORS 93.855(2)**

The true consideration for this conveyance is \$595,000.00

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby warrant and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW THE USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010 TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Dated: 02/01/2021

Wilmington Trust, National Association, not in its Individual capacity, but solely as trustee for MFRA 2014-2, by Fay Servicing, LLC, as attorney in fact

By: [Signature]

Name: MICHAEL BROOKS

Title: PEP COSEN

State of FL

County of HILLSBOROUGH

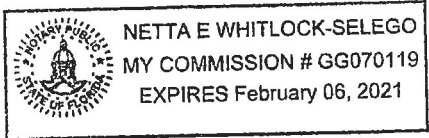
On 02/01/2021 before me, Netta E. Whitlock-Selego Notary Public,

personally appeared MICHAEL BROOKS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of FL that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Netta E. Whitlock-Selego (Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 1, SCHUTTEL ACRES, IN THE COUNTY OF ~~CLACKAMAS~~ AND STATE OF OREGON.

TAX ID: 00633737

*Clackamas*

**23E22 01401**

**00633737**



Permit #: P0250923

Applied: 11/05/2023

Type: Plumbing / Plumbing

Approved:

Status: Lobby

Final:

Valuation: \$0.00

Expiration:

Address: 21284 S BAKERS FERRY RD OREGON CITY, OR 97045

Applicant: Jose Reyes Garcia 5038475811

Owner: Jose Reyes Garcia 5038475811

Contractor:

Certificate of Occupancy Required:

Taxlot: 23E22 01401

Class:

Entered By:

Occupancy:

Insp Area:

Units:

Bldgs:

Printed: 02/26/2025

Violation:

Description: Bringing to code, Pre-existing bathroom in the agricultural exempt egg barn,

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

\$0.00

Plumbing Plan Review

1

\$85.00

Total Fees:

\$85.00

Total Payments:

\$0.00

**Balance Due:**

**\$85.00**

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



Permit #: AG009324

Applied: 05/07/2024

Type: NA / Agriculture

Approved:

Status: Completed

Final:

Valuation: \$0.00

Expiration:

Address: 21284 S BAKERS FERRY RD OREGON CITY, OR 97045

Applicant: Sasha Beckwith 5412316318

Owner: REYES JOSE DE JESUS

Contractor:

Certificate of Occupancy Required:

Taxlot: 23E22 01401

Class:

Entered By:

Occupancy:

Insp Area:

Units:

Bldgs:

Printed: 02/26/2025

Violation:

Description: Converting existing 30'x26' storage building to agricultural storage use

Conditions:

SFR/Dup 1st Unit(sqft):

Additional Unit(sqft):

Total Fees:

Total Payments:

**Balance Due:**

\$0.00

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



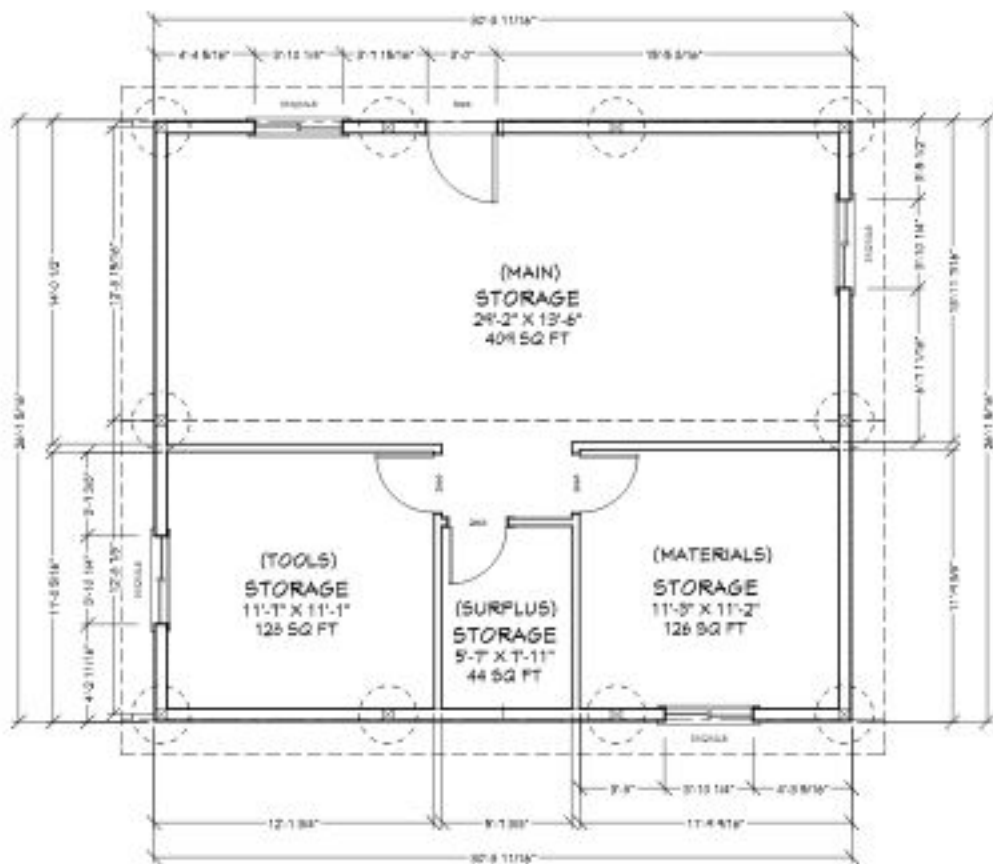


EXHIBIT F - PAGE 3 OF 3

**From:** [Bautista, Diane](#)  
**To:** ["Sasha Beckwith"](#)  
**Cc:** ["onekingllc1@gmail.com"](#)  
**Subject:** RE: FW: 21284 S. Bakers Ferry Road - AG009324  
**Date:** Tuesday, December 3, 2024 11:06:51 AM  
**Attachments:** [image001.jpg](#)

---

Good morning,

No permits have been obtained. This violation has been open since August 2023 and a citation is ready to be issued. Once a citation is issued the accruing Administrative fees currently at \$1,050.00 cannot be waived and enforcement will proceed to a hearing.

Please obtain the necessary permits and inspections to abate the violations.

Thank you.

---

**From:** Bautista, Diane  
**Sent:** Thursday, October 31, 2024 2:21 PM  
**To:** 'Sasha Beckwith' <[sasha.a.beckwith@gmail.com](mailto:sasha.a.beckwith@gmail.com)>  
**Cc:** [onekingllc1@gmail.com](mailto:onekingllc1@gmail.com)  
**Subject:** RE: FW: 21284 S. Bakers Ferry Road - AG009324

Good afternoon,

The plans that were submitted for the existing structure, permit AG009324 show (4) rooms to be used for storage. This structure had been converted to a small home. Plumbing, mechanical and electrical permits will be required for both the items that can remain (i.e. electrical outlet, etc) and permits to decommission items that cannot remain (i.e. oven, etc.).

You will want to contact the Planning department at 503-742-4500 or via email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to find out what items will need to be decommissioned and removed.

After you have that information you will need to contact the building department at 503-742-4240 or via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) to obtain permits as required.

Please let me know if you have any questions.

---

**From:** Sasha Beckwith <[sasha.a.beckwith@gmail.com](mailto:sasha.a.beckwith@gmail.com)>  
**Sent:** Thursday, October 31, 2024 11:03 AM  
**To:** Bautista, Diane <[DianeBau@clackamas.us](mailto:DianeBau@clackamas.us)>  
**Cc:** [onekingllc1@gmail.com](mailto:onekingllc1@gmail.com)  
**Subject:** Re: FW: 21284 S. Bakers Ferry Road - AG009324

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

The trade permits for closing the plumbing that is going to the now storage building? Also do you need anything from us in regards to the fact it is now an exempt building?

On Wed, Oct 30, 2024 at 9:52 AM Bautista, Diane <[DianeBau@clackamas.us](mailto:DianeBau@clackamas.us)> wrote:

Good morning,

I am following up on your violation file. I do not see that any trade permits have been submitted and the violation remains open. Please obtain required permits and inspections so your violation file can be closed.

Thank you.

---

**From:** Sasha Beckwith <[sasha.a.beckwith@gmail.com](mailto:sasha.a.beckwith@gmail.com)>  
**Sent:** Friday, September 27, 2024 3:48 PM  
**To:** Bautista, Diane <[DianeBau@clackamas.us](mailto:DianeBau@clackamas.us)>  
**Subject:** Re: FW: 21284 S. Bakers Ferry Road - AG009324

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

Got it. Thank you so much! Just glad things are moving forward on it.

On Wed, Sep 25, 2024 at 11:57 AM Bautista, Diane <[DianeBau@clackamas.us](mailto:DianeBau@clackamas.us)> wrote:

---

**From:** Bautista, Diane  
**Sent:** Wednesday, September 25, 2024 11:55 AM  
**To:** '[onekingllc1@gmail.com](mailto:onekingllc1@gmail.com)' <[onekingllc1@gmail.com](mailto:onekingllc1@gmail.com)>; '[shasha.a.beckwith@gmail.com](mailto:shasha.a.beckwith@gmail.com)' <[shasha.a.beckwith@gmail.com](mailto:shasha.a.beckwith@gmail.com)>  
**Subject:** 21284 S. Bakers Ferry Road - AG009324

Good morning,



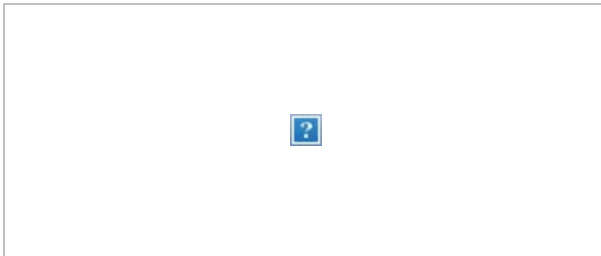
Thank you Sasha for reaching out and letting me know that agricultural permit AG009324 has been completed. I have reviewed the building plan that was approved which shows 4 storage rooms. You will need to obtain electrical, mechanical and plumbing permits to decommission the items that were installed without permits and/or cannot remain.

Please let me know if you have any questions.

Thank you.

Diane Bautista  
Code Enforcement Specialist  
Clackamas County Code Enforcement Division  
150 Beaver Creek Rd.  
Oregon City, OR 97045  
503-742-4459  
Work Hours 6:30 a.m. until 4:00 p.m. Monday - Friday  
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday

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

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**Sasha Beckwith**

Tel: 541-231-6318

[sasha.a.beckwith@gmail.com](mailto:sasha.a.beckwith@gmail.com)



Citation No. 2300249

Case No. V0024923

# ADMINISTRATIVE CITATION

Date Issued: January 14, 2025

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

Name: Jose De Jesus Reyes  
Mailing Address: 21284 S. Bakers Ferry Road  
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 14th day of January, 2025, 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): 21284 S. Bakers Ferry Rd., Oregon City, OR 9705

Legal Description: T2S, R3E Section 22, Tax Lot(s) 01401

**Law(s) Violated:**

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

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

- 1) Failure to obtain electrical, plumbing and mechanical permits for agricultural exempt accessory structure AG009324 converted to habitable space without permits

Maximum Civil Penalty \$1,000.00

Fine: This is not subject to fine amount

- 2) Failure to obtain building, plumbing and electrical permits for bathroom, stairs and office area installed without permits in existing barn – building permit B2199-77

Maximum Civil Penalty \$1,000.00

Fine: This is not subject to fine amount

You may avoid paying the civil penalty by abating the violation(s). 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: January 14, 2025  
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: \_\_\_\_\_