



## NOTICE OF HEARING

April 24, 2023

Meiju Zhen  
13740 SE 322<sup>nd</sup> Ave.  
Boring, OR 97009

**RE::** County of Clackamas v. Meiju Zhen  
**File:** V0029522

**Hearing Date:** May 23, 2023

**Time:** This item will not begin before 11:00am 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 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 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. Please contact Jennifer Kauppi to receive either the link or the phone number with password in order to attend the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to [Jkauppi@clackamas.us](mailto:Jkauppi@clackamas.us) or to 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 or [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us) 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 503-830-9960 for assistance.**

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

## Department of Transportation and Development

### **Nondiscrimination Policy:**

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

### **¡LE DAMOS LA BIENVENIDA!** Spanish

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

### **ДОБРО ПОЖАЛОВАТЬ!** Russian

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

### **欢迎!** Chinese (Mandarin)

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

### **CHÀO MỪNG!** Vietnamese

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

### **환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.



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

COUNTY OF CLACKAMAS,

Petitioner,

v.

MEIJU ZHEN

Respondent.

File No: V0029522

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 13740 SE 322<sup>ND</sup> Ave., Boring, OR 97009

2.

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

13740 SE 322<sup>nd</sup> Ave., Boring, OR 97009 also known as T2S, R4E, Section 04, Tax Lot 04601, and is located in Clackamas County, Oregon.

3.

On or about the 3<sup>rd</sup> day of January, 2023 the Respondent violated the following law,  
in the following way:

- a. Respondent violated the Clackamas County Abatement of Dangerous Building Code, Section 9.01 by failing to obtain approved permits and approved final inspections for the conversion of a single family residence and accessory structure into a marijuana grow. 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:

Administrative Citation #2200295 in the amount of \$500.00 was mailed via first class mail on January 3, 2023. A copy of the notice document is attached to this Complaint as Exhibit F, 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 an Abatement of Dangerous Building Code Priority 1 violation being \$750.00 to \$3,500.00 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 20 day of April, 2023.

*Jennifer Kauppi*

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Jennifer Kauppi  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

MEIJU ZHEN,

Respondent.

File No.: V0029522

STATEMENT OF PROOF

History of Events and Exhibits:

- July 20, 2022  
Clackamas County received a complaint regarding a single family residence and accessory structure converted into a marijuana grow without land use approval or building permits.
- July 20, 2022  
Exhibit A  
A site inspection was conducted on the property by Code Enforcement Supervisor Michelle Amend. The photos taken during the inspection show that both the single family residence and the accessory structure had structural, electrical, mechanical and plumbing work done without permits.
- July 27, 2022  
Exhibit B  
The single family residence and accessory structure were both deemed as dangerous buildings and the property was posted. The notice of the Dangerous Building was sent first class and certified mail to the Respondent and all other interested parties. The Respondent was given a deadline date of August 30, 2022 to abate the violation. The County received a signed certified mail receipt from the Respondent.
- September 6, 2022  
The Respondent met with me in the office and I utilized an interpreter to explain to the Respondent what steps needed to be taken to abate the violation. We agreed that she would have her electrical contractor pull a single circuit permit. After the permit was issued, I would coordinator and electrical and building inspector to meet with onsite to discuss what permits would be required.
- October 13, 2022  
Exhibit C  
Electrical permit E0660722 was submitted to the County and issued on October 14, 2022.
- October 27, 2022  
Exhibit D  
Electrical Inspector Fred Braun and Building Inspector Justin Humphrey met a contractor onsite to determine the required permits. Justin Humphrey noted that in addition to the conversion of the single family residence and accessory structure, there were changes made to the porch cover in back of the residence that would need to be removed or permitted if possible.
- November 17, 2022  
Exhibit E  
Permit Technician Shirley Cass-Crosby emailed Peter Lee who was assisting the owner regarding what permits are required to abate the violation.

January 3, 2023  
Exhibit F

I reviewed County records and found no permits had been submitted in order to abate the violations. Citation 2200295 was issued for \$500.00 for the Priority 1 Abatement of Dangerous Building Code. This citation was sent first class mail and was not returned. This citation was paid.

March 28, 2023  
Exhibit G

Permit B0164523 was submitted for two walls inside the house to be rebuilt. The permit was incomplete as it did not include the remaining information that was listed in the November 17, 2022 letter. In addition, no permits were submitted for the accessory structure.

April 20, 2023

This matter was referred to the Code Enforcement Hearings Officer.



If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.01.100 exists, the County may request a Continuing Order in this matter recommending the following:

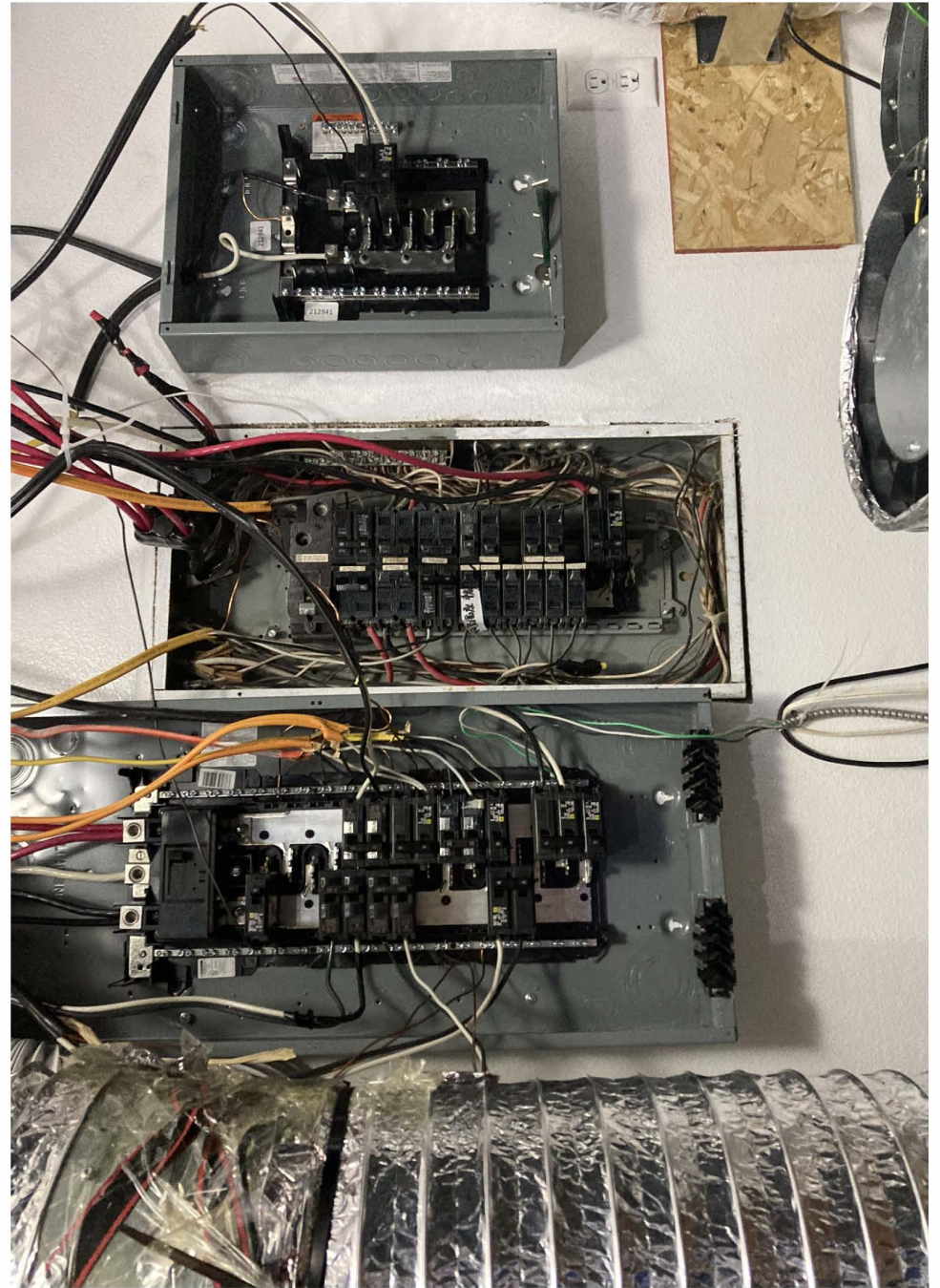
- The Respondent be ordered to bring the property into compliance with the Abatement of Dangerous Building Code within 45 days of the date of the Order by submitting technically complete plans to permit or remove all unpermitted work for the single family residence and patio cover. A licensed electrician must submit a separate electrical permit for the accessory structure to permit or remove the unpermitted electrical work that was installed. In addition, a mechanical permit must be submitted for the accessory structure to permit or remove all mechanical that was installed. Respond to all requests for additional plan review 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 for the building, mechanical and electrical permits for the single family residence, patio cover and accessory structure including approved final inspections within 60 days of permits being issued.
- 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 Abatement of Dangerous Building Code violation of up to \$3,500.00 for date cited January 3, 2023.
- The administrative compliance fee to be imposed from July, 2022 until the violation is abated. As of this report the total is \$600.00.
- 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.











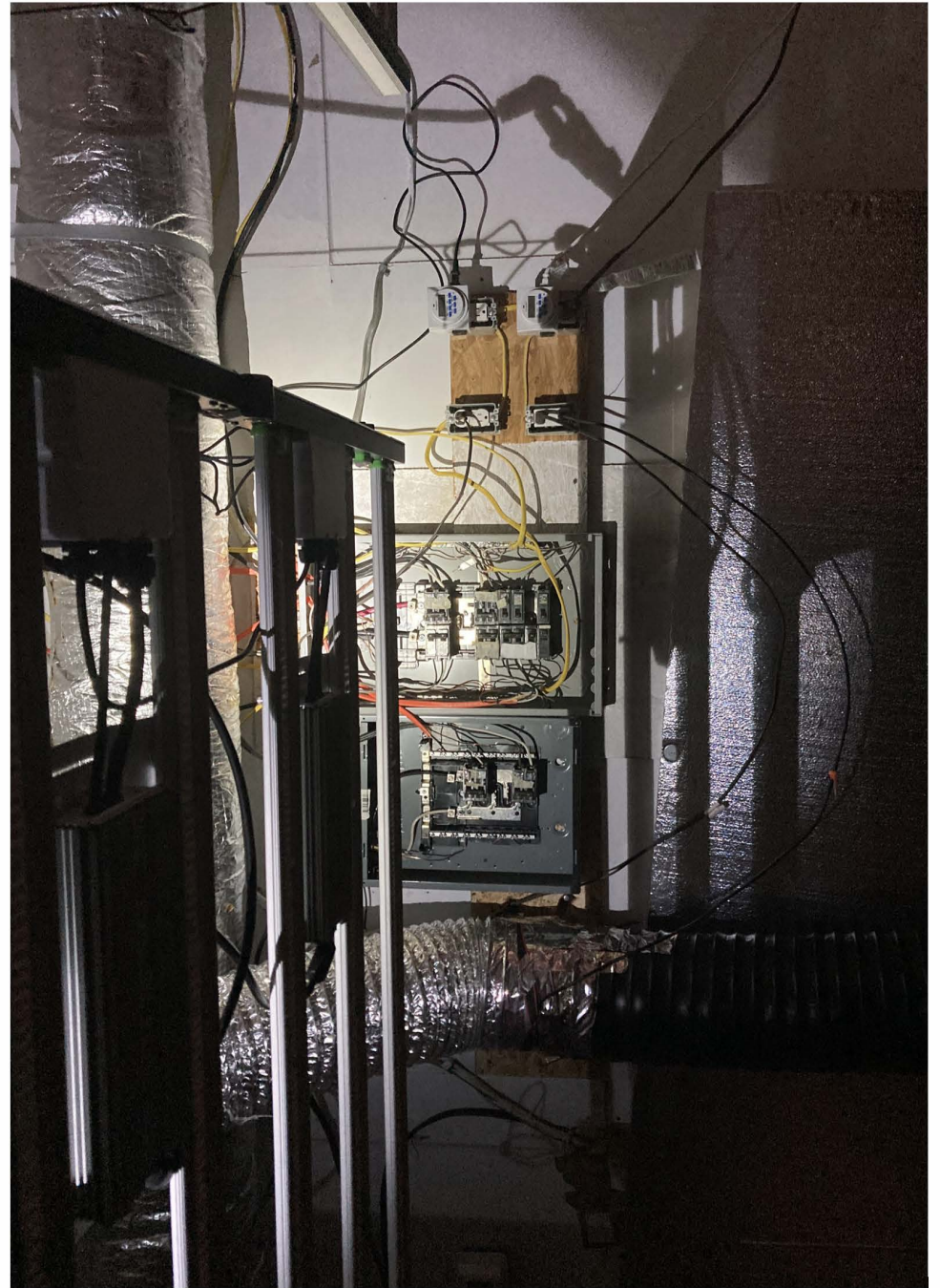












**NOTICE AND ORDER OF DANGEROUS BUILDING**

**AND NOTICE TO VACATE**

**DO NOT ENTER THIS BUILDING**

**UNSAFE TO OCCUPY**

**IT IS A MISDEMEANOR CRIME TO OCCUPY, ENTER, OR**

**REMAIN IN THIS BUILDING**

**VIOLATORS ARE SUBJECT TO ARREST**

**DO NOT REMOVE OR DEFACE THIS NOTICE**

**Pursuant to ORS 162.305**

**Issued by Matt Rozzell, Building Official of Clackamas County**

**TO:** Meiju Zhen, Quontic Bank, All Occupants  
**LEGAL:** T2S, R4E, Section 04, Tax Lot 04601  
**SITE ADDRESS:** 13740 SE 322<sup>nd</sup> Ave., Boring, OR 97009  
**AUTHORITY:** Chapter 9.01 of the Clackamas County Code  
**DATE:** July 27, 2022

Pursuant to Chapter 9.01 of the Clackamas County Code the Building Official for Clackamas County have inspected or caused to be inspected the accessory structure and home at the above referenced location and have determined that such building is a dangerous building and is an immediate danger to life, limb, and safety of its occupants and the public for the following reasons:

- §9.01.100(C). Whenever a building or structure is being used or occupied contrary to the manner in which it was approved provided that such use creates a



life or fire safety hazard, health hazard, or environmental hazard to the building occupants or adjacent property owners. The accessory structure was built as a general purpose building. The accessory structure and single family residence have been converted into an indoor marijuana grow site without approval.

- §9.01.100(E). Whenever, for any reason, a building or structure or a portion thereof is manifestly unsafe for the purpose for which it is being used. The accessory structure and single family residence have all had additional electrical, mechanical and plumbing installed without the benefit of permits.
- §9.01.100(F). Whenever a building contains a fire hazard as defined in the most current edition of the Oregon Fire Code that creates an immediate threat to life or fire safety. The accessory structure and single family residence have all had additional electrical and mechanical installed without the benefit of permits.
- §9.01.100(G). Whenever any building system (electrical, plumbing, heating, ventilation, air conditioning or other permanently installed system) is determined to be unsafe or otherwise in violation of any applicable code or ordinance. The accessory structure and single family residence have all had additional electrical, mechanical and plumbing installed without the benefit of permits.
- §9.01.100(H). Whenever permanently installed equipment or machinery creates a structural, life or fire safety hazard, health or other hazard. The accessory structure and single family residence have all had additional electrical and mechanical installed without the benefit of permits.

As a result of this notice and order you must take the following action(s) as required by the Building Official:

- 9.01.110(A)(3)(b) You must vacate the accessory structure and single family residence no later than **4 pm July 30, 2022** §9.01.110(A)(3)(a)].
- §9.01.110(A)(3)(a) You must submit, or have your professional submit building, electrical, plumbing and mechanical permit applications for the detached accessory structure and single family residence no later than **August 30, 2022**.
  - You must respond to all requests for additional plan review information within ten days of you being notified.
  - The permits must have the fees paid in full within ten days of you being notified by Building Codes.
  - All inspections so that final inspections may be obtained **not later than 45 days** of the date of receipt of your approved permits.

**OR**

- §9.01.110(A)(3)(a) You must submit, or have your professional submit demolition permits to remove all unpermitted building, electrical, plumbing and mechanical work for the detached accessory structure and single family residence no later than **August 30, 2022**.

- You must respond to all requests for additional plan review information within ten days of you being notified.
- The permits must have the fees paid in full within ten days of you being notified by Building Codes.
- All inspections so that final inspections may be obtained **not later than 45 days** of the date of receipt of your approved permits.

If the action(s) described above are not commenced within the timeframes provided, the Building Official will **continue to order the building vacated and posted to prevent further occupancy until the work is completed and** may proceed to cause the work to be done and charge the costs thereof against the property and its owner(s).

Any person having any record title or legal interest in the building may appeal from this notice and order and any action of the building official to the board of appeals, **provided the appeal is made in writing as provided in this chapter and filed with the building official within 30 days from the date of service of this notice and order.** See §9.01.150. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

This notice and order is being served upon the owner of record and posted on each known exit of the subject building. In addition, this notice and order is being served on other potential legal interest holders including but not limited to mortgage, deed of trust, or lien holders, and known tenants or occupants. Mailings shall be accomplished by certified mailing, return receipt requested, to the person or entity entitled to service of the notice and order as required by §9.01.110(C).

*Matt Rozzell 7/27/22*

Matt Rozzell, Building Official  
Clackamas County, Oregon



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Meiju Zhen  
 13740 SE 322nd Ave  
 Boring, OR 97009



9590 9402 4515 8278 0931 92

2. Article Number (Transfer from service label)

7017 0660 0001 0599 6784

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Zhen

Agent

Addressee

B. Received by (Printed Name)

Mei Ju Zhen

C. Date of Delivery

8/10/22

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery

(over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation

Restricted Delivery

EXHIBIT B, PAGE 4 OF 6

RECORDING REQUESTED BY:



1433 SW 6th Avenue  
Portland, OR 97201

**GRANTOR'S NAME:**  
Eric M. VanNorden and Jenny B. VanNorden

**GRANTEE'S NAME:**  
MeiJu Zhen

**AFTER RECORDING RETURN TO:**  
**Order No.:** 36262102082-DS  
MeiJu Zhen  
13740 SE 322nd Avenue  
Boring, OR 97009

**SEND TAX STATEMENTS TO:**  
MeiJu Zhen  
13740 SE 322nd Avenue  
Boring, OR 97009

APN: 00646331  
13740 SE 322nd Avenue, Boring, OR 97009

Clackamas County Official Records **2021-057202**  
Sherry Hall, County Clerk 06/14/2021 10:19:06 AM  
D-D Cnt=1 Stn=7 LISA  
\$10.00 \$16.00 \$10.00 \$62.00 \$98.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Eric M. VanNorden, as tenants in common and Jenny B. VanNorden, as tenants in common**, Grantor, conveys and warrants to **MeiJu Zhen**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

**24E04 04601 00646331**

A tract of land lying in the Northwest one-quarter of the Southwest one-quarter of Section 4, Township 2 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows: Starting at the Southwest corner of said Section 4; thence 1991.26 feet North 1°47'15" East; thence 30 feet South 88°12'45" East to point of beginning; thence 265.16 feet South 88°13'45" East to iron rod; thence 164.97 feet North 1°47'15" East to iron rod; thence 265.16 feet North 89°12'45" West to iron rod; thence 164.97 feet South 1°47'15" West to the point of beginning.

36262102082

Recorded by TICOR TITLE

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (**\$630,000.00**). (See ORS 93.030).

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as S.E. 322nd Avenue.

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Contract  
In favor of: Public  
Purpose: Right-of-Way  
Recording Date: April 16, 1971  
Recording No: 71-007859  
Affects: West Portion

**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, CHAPTER 424, OREGON LAWS 2007, 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 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 05/11/21

[Signature]  
Eric M. VanNorden

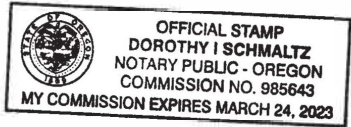
[Signature]  
Jenny B. VanNorden

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on June 8 2021 by Eric M. VanNorden and Jenny B. VanNorden.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 3/24/23





Permit #: **E0660722** Applied: 10/13/2022  
 Type: Electrical / Electrical **Approved: 10/14/2022**  
 Status: **Issued** Final:  
 Valuation: \$0.00 Expiration: 04/27/2023  
 Address: 13740 SE 322ND AVE BORING, OR 97009

Applicant: OLEG SKVORTSOV 360-449-2102  
 Owner: ZHEN MEIJU  
 Contractor: BRIGHT ELECTRIC S CORPORATION 360-449-2102

Certificate of Occupancy Required:

Parcel: 24E04 04601 Class:  
 Entered By: SHERIY Occupancy:  
 Insp Area: Units: Bldgs:  
 Printed: 04/19/2023 Violation:  
 Description: V0029522 INSTALL (2) 200 AMP SERVICE & 2 CIRCUITS FOR DEMO PER INSPECTOR

Conditions:  
 LOCK PERMIT ONCE ISSUED - LOCK PERMIT ONCE ISSUED. PER JENN K. NEEDS MULTIPLE PEOPLE FOR INSPECTION

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Permanent Service/Feeder - <200 Amps	1	\$161.00
Electrical State Surcharge	1	\$29.52
Branch Circuits w/ Purchase Service or Feeder	2	\$24.00
Permanent Service/Feeder - <200 Amps	1	\$161.00
Electrical State Surcharge	0	\$22.20
Investigation Fee (Hours)	1	\$85.00
Total Fees:		\$482.72
Total Payments:		\$482.72
<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 #B0557822

**Applicant Name:**

**Work Description:** V0029522 - Mechanical Permit - Home & Accessory Structure

**Address:** 13740 SE 322ND AVE, BORING, OR 97009

Inspection Date	Inspection Type	Inspector	Status	Comments
10/27/2022 4:42:00 PM	270 Miscellaneous/Consultation	Justin Humphrey	Denied	<p>Seal all penetrations in exterior envelope by any new mechanical. R703</p> <p>The air handler in the front room should be removed and the penetrations sealed. Appears to have been installed without a permit and is too damaged to permit. The penetrations made by the intake and exhaust shall be sealed. R703 M1301</p> <p>Appears new gas lines were added without a permit, they need to be pressure tested or removed. The appear to be running to things that are no longer in place so they should just be removed. G2418</p> <p>All of the internal structure changes appear non structural and can be made without a permit. Trusses run parallel to removed wall and I do not believe it is a shear wall.</p> <p>The changes made to the porch cover in the back need to removed or permitted if possible. R105.1</p> <p>All of the mechanical work in the accessory structure needs to be removed or permitted. R105.1</p> <p>Appears one wall was added in accessory structure but it made essentially a mud room and is non structural I would say it does not require a permit. R105.1</p> <p>Photos were added for reference. Not all encompassing.</p>

**Clackamas County**  
**Inspection History for Record #E0660722**

**Applicant Name:** OLEG SKVORTSOV

**Work Description:** V0029522 INSTALL 200 AMP SERVICE

**Address:** 13740 SE 322ND AVE, BORING, OR 97009

Inspection Date	Inspection Type	Inspector	Status	Comments
10/27/2022 2:40:37 PM	190 Other/Misc	Fred Braun	In Violation	Date: 10/27/2022 Spoke to the electrician on site. We are in agreement as to what needs to be done. The house panel will be replaced and the miscellaneous equipment and wiring will be removed. Remove the illegal wiring on the enclosed back deck for what looked like a grow operation.  Remove all the illegal wiring in the shop back to the original service panel. Update the grounding at the house and the shop. Call for inspections when ready.

## **Kauppi, Jennifer**

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**From:** Cass-Crosby, Shirley  
**Sent:** Thursday, November 17, 2022 2:54 PM  
**To:** 'peterlee7000@gmail.com'  
**Cc:** Kauppi, Jennifer  
**Subject:** 13740 SE 322nd Ave - V0029522

Peter,

After looking at the project overall and seeing what is needed to resolve the violation issue, I have listed all issues that need to be addressed below by structure.

### Single Family Dwelling

A separate electrical permit will be required for the house and a separate electrical permit will also be needed for the accessory structure. I will need an updated electrical application and then I can separate the fees to reflect each structure accordingly. Please obtain an additional signed application from the electrical contractor, then I can complete this issue.

I do not have a response back for the plumbing, so I will do a follow up email with any corrections required and pulling a plumbing permit.

The house has some open penetrations that were done for some mechanical issue that were already removed. Per the Building inspector, a permit is not required to fill the open penetrations created from the venting. There is also a furnace that was installed in the living room and while it is allowed to be there, a mechanical permit will be required to have this inspected along with the gas lines that were altered without permits. According to the Building inspector the Mechanical permit originally pulled was for a consultation only in regards to work done and permits needed.

There was also structural work done to the porch and according to the inspector a Building permit is required in order to have the new alteration for the porch to stay.

### Accessory Structure

A separate electrical permit will be required for the house and a separate electrical permit will also be needed for the accessory structure. I will need an updated electrical application and then I can separate the fees to reflect each structure accordingly. Please obtain an additional signed application from the electrical contractor, then I can complete this issue.

I do not have a response back for the plumbing, so I will do a follow up email with any corrections required and pulling a plumbing permit for the accessory structure.

According to the Building Inspector Justin, there did not appear to be anything done structurally that would require a building permit. In regards to a mechanical permit all mechanical work was done without permits, so you will need to either permit all mechanical work done or remove it all.

All penetrations must be sealed accordingly.

Please let me know if you need any further assistance or have any questions.

*Thanks,*

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

Were you happy with the service you received today?



**Our office hours are Monday – Thursday, 8 am to 4 pm and Friday we are closed to the public, however we are still available for phone calls and emails from 8 am to 3pm.**

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. 2200295

Case No. V0029522

# ADMINISTRATIVE CITATION

Date Issued: January 3, 2023

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

Name: Meiju Zhen  
Mailing Address: 13740 SE 322<sup>nd</sup> Ave  
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 3rd day of January, 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 13740 SE 322<sup>nd</sup> Ave., Boring, OR 97009

Legal Description: T2S, R4E Section 04, Tax Lot(s) 04601

**Law(s) Violated:**

Chapter 9.01 of CCC Uniform Code for the Abatement of Dangerous Buildings, Section (C),(E),(F),(G),(H)

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

- 1) Failure to obtain approved permits and approved final inspections for the conversion of a single family residence and accessory structure into an indoor marijuana grow.

Maximum Civil Penalty \$3,500.00

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: Jennifer Kauppi

Date: January 3, 2023

Telephone No.: 503-742-4759

Department Initiating Enforcement Action: Code Enforcement

**PLEASE READ CAREFULLY!**

You have been cited for the violations(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: \_\_\_\_\_

**RECEIPT**

Clackamas County  
DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK RD.  
OREGON CITY, OR 97045

**Application:** V0029522  
**Application Type:** CodeEnforcement/Violation/NA/NA  
**Address:** 13740 SE 322ND AVE  
BORING, OR 97009

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**Receipt No.** 1377463

<b>Payment Method</b>	<b>Ref Number</b>	<b>Amount Paid</b>	<b>Payment Date</b>	<b>Cashier ID</b>	<b>Comments</b>	<b>Payor</b>
Check	22-019751385	\$500.00	2/9/2023	ANDREAH	Payment for citation 2200295	Meiju Zhen
		<u>\$500.00</u>				

**Owner Info.:** ZHEN MEIJU  
13740 SE 322ND AVE  
BORING, OR 97009

**Work Description:** ALLEGED - HOME & ACCESSORY STUCTURE CONVERTED TO USE W/OUT LAND USE. NO ELECTRICAL, PLUMBING & MECHANICAL PERMITS

# Plan Review - Workflow Routing Slip

Report Generated: 04/19/2023 02:38 PM

Review Type: **BIC Building**

Number of Files: **0**

Project Name: **B0164523**

Workflow: **B0164523 - Building Residential Template - 3/28/2023 2:39:32 AM**

Total Review Comments:

Time Elapsed: **16 days 12 hrs**

Time with Jurisdiction: **0 days 0 hrs**

Time with Applicant: **16 days 12 hrs**

Completed Submission (Prescreen):

Completed Plan Review: **Not Completed**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Upload and Submit	Accepted		0	03/28/2023 02:39 AM	04/11/2023 09:02 AM		Applicant	Alexander Zhen	16 days 12 hrs

**B0164523**      03/28/2023      Applicant Upload      Building/Residential/New/NA

Record Name  
Interior Wall Remodel

Description  
Two walls inside home to be rebuilt because previous owner had taken down the walls.

Tasks **Files** Status Info Reports Discuss **B0164523: \*\*Shirley\*\*Building - Residential New - 24E04 04601 - 13740 SE 322ND AVE BORING - Interior Wall Remodel**

Refresh

0 of 0 files (0 selected)

FILE NAME  
Contains...

- Drawings
- Documents
- Clackamas Forms
- Approved