



NOTICE OF HEARING

May 24, 2023

Rick Perry
3816 Review PI Apt 2J
Bronx, NY 10463

RE:: County of Clackamas v. Rick Perry
File: V0018822

Hearing Date: July 18, 2023

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

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

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

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

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

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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



You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Diane Bautista 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 DianeBau@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 Diane Bautista at 503-742-4459 or DianeBau@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.

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Department of Transportation and Development

Nondiscrimination Policy:

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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

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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，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

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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.

RICK PERRY,

Respondent.

File No: V0018822

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's place of residence is: 15690 SE Hwy 212, Damascus, OR 97015.

2.

The location of the violation(s) of law alleged in this Complaint is Legal Description T2S, R2E, Section 12D, Tax Lot 00700, and is located in Clackamas County, Oregon.

3.

On or about the 4th day of May, 2023 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 building and electrical permits and final approved inspections for an addition to a single family residence and an addition to an accessory structure. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

- b. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required plumbing permits and final approved inspections for an addition to a single family residence and an addition to an accessory structure. This violation is a Priority 4 violation pursuant to the Clackamas County Violation Priorities.

- c. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, by operating a commercial business and storing commercial vehicles without land use approval. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

- d. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, by having an occupied recreational vehicle without land use approval. This violation is a Priority 2 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: Citation and Complaint #2200188 in the amount of \$2,050.00 was mailed via first class mail on May 8, 2023. A copy of the notice document is attached to this Complaint as Exhibit M, 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; and Said range for a Building Code Title 9.02 Priority 4 violation being \$100.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code; and Said range for a Zoning Ordinance Title 12 Priority 2 violation being \$500.00 to \$2,500.00 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 24th day of May, 2023.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

RICK PERRY,

Respondent.

File No.: V0018822

STATEMENT OF PROOF

History of Events and Exhibits:

- May 7, 2022 Clackamas County received a complaint regarding multiple recreational vehicles that may be occupied and/or a business operating on site and goats that were not properly housed.
- May 10, 2022
Exhibit A Correspondence was sent to the Respondent regarding potential zoning violations. The correspondence sent to the PO Box was returned. The correspondence was resent to the situs. Correspondence sent to the site address was not returned.
- May 26, 2022
Exhibit B I called the Respondent and got his voicemail that said you have reached A-Able Sandblasting and Painting. I conducted research on the internet that showed the commercial business at this site. The Business Registry shows this business as inactive.
- May 31, 2022 Respondent returned my call and said his goats are penned. I said I would need to conduct a site inspection to confirm. He said he sells the recreational vehicles and I advised him that he would need land use approval. I also told him he needs land use approval to operate A-Able Sandblasting and Painting and that I would send him a letter outlining the violations.
- May 31, 2022
Exhibit C Correspondence was sent to the Respondent with a deadline of July 1, 2022 to abate the violations. This was returned to the County. Correspondence was resent to the site address and was not returned.
- May 31, 2022
Exhibit D Code Enforcement Specialist Jennifer Kauppi conducted a site inspection and confirmed recreational vehicles, boats, commercial supplies and commercial vehicles on site.
- June 1, 2022
Exhibit E Correspondence was sent to the Respondent regarding the commercial vehicles with a deadline of July 1, 2022 to abate the violations. This was returned to the County. Correspondence was resent to the site address and not returned.

June 29, 2022
Exhibit F

I spoke to the Respondent prior to going in the field and asked if he would like to meet on site and if he needed a specific time or if I could give him a call when I was in route. He said to just give him a call. I called when I was about 15 minutes away and left him a voice message. I called again when I arrived on site to let him know I was there but had to leave him a voice message. I took photos from the large driveway entrance. There was what appeared to be a 2-story residence attached to the accessory structure, occupied recreational vehicle and commercial material and vehicles. I was unable to view the goats at that time.

July 1, 2022
Exhibit G

On July 1, 2022 I conducted research of the County permit system, Tax and Assessor records and aerials of the property. The single family residence had a remodel in 1994 that Tax and Assessors note on July 1, 1996 was approximately 60% complete. A review of the County permit system showed these permits did not receive final approved inspections. I also noted that there have been several additions to the accessory structure without permits and Land Use Permit Z1596-97 to operate a commercial business had been denied.

July 27, 2022
Exhibit H

Code Enforcement Specialist Jennifer Kauppi and I conducted a site inspection and met with the Respondent. When we initially arrived no one answered the door at the single family residence so we knocked on what appears to be a 2-story dwelling unit next to the shop. A man answered that door and then Rick came out of the main house. Rick said that was an office for the business on site however it looked from the doorway like an apartment and had a couch visible. We walked the property and the goats were penned and in compliance. Respondent said that Jim lives in the recreational vehicle located behind the shop. The other recreational vehicles on the side of the shop are ones that he is selling. There was a lot of commercial materials both inside and outside of the accessory structure.

August 4, 2022
Exhibit I

I sent an email to Building Code Official Matt Rozzell asking if he wanted the addition to the single family residence without approved final inspection to be addressed. He responded that this should be pursued due to the number of inspections that were denied.

January 18, 2023
Exhibit J

Correspondence was sent to the Respondent with a deadline of February 18, 2023 to abate the violations. The correspondence sent to the PO Box was returned to the County. Correspondence sent to the site address was not returned. All previous fees voided.

March 23, 2023
Exhibit K

I conducted a site inspection and confirmed multiple recreational vehicles, commercial vehicles and supplies, and an occupied recreational vehicle.

<p>March 30, 2023 Exhibit L</p>	<p>Correspondence was sent to the Respondent with a deadline of April 30, 2023 to abate the violations. The correspondence sent to the PO Box was returned to the County. Correspondence sent to the site address was not returned. All previous fees and fines voided. Note: Date on letter should be March not February.</p>
<p>May 8, 2023 Exhibit M</p>	<p>Citation 2200188 was issued for \$2,050.00 for the building and zoning code violations. This citation was sent to the site address. This citation was not returned. This citation remains unpaid.</p>
<p>May 24, 2023</p>	<p>The County referred this matter to the Code Enforcement Hearings Officer.</p>

If the Compliance Hearings Officer affirms the County’s position by a preponderance of the evidence, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Clackamas County Building Code and Zoning Ordinance within 60 days of the Continuing Order.
 - Obtain required permits and/or renew B0401094, E0748094 and P0331594 for the addition to the single family residence and respond to all requests for additional plan review information within ten days of you being notified by Building Codes. The permits must have the fees paid in full within 10 day of being notified by Building Codes. Final approved inspections be obtained not later than 45 days of the date of receipt of your approved permits.
 - Obtain required permits for the additions and habitable space to the accessory structure and respond to all requests for additional plan review information within ten days of you being notified by Building Codes. The permits must have the fees paid in full within 10 day of being notified by Building Codes. Final approved inspections be obtained not later than 45 days of the date of receipt of your approved permits.
 - Vacate the recreational vehicle.
 - Cease all commercial activities and remove or screen all equipment and construction materials associated with the businesses or submit a complete land use application to allow them to remain on site. If land use authorization is obtained for the commercial vehicles to remain, all Conditions of Approval must be met within 30 days of the date of approval.
 - Remove the commercial vehicles to an authorized location or submit a complete land use application to allow them to remain on site. If land use authorization is obtained for the commercial vehicles to remain, all Conditions of Approval must be met within 30 days of the date of approval.

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

- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code Violations of up to \$1,000.00 for date cited May 8, 2023.
- The imposition of civil penalties for the Zoning violations of up to \$2,500.00 for dates cited May 8, 2023.
- Payment for Citation 2200188 for \$2,050.00 issued on May 8, 2023.
- The administrative compliance fee to be imposed from February 2023 until the violations are abated. As of this report the total is amount due is \$225.00.
- 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.



May 10, 2022

Rick Perry
PO Box 2036
Clackamas, OR 97015

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 315 of the Clackamas County Code**

Site Address: 15690 SE Hwy 212, Damascus, OR 97089
Legal Description: T2S, R2E, Section 12D, Tax Lot 00700

It has come to the attention of Clackamas County Code Enforcement that unauthorized occupied recreational vehicles may exist on the above mentioned property. In addition, you may be maintaining livestock that is not properly housed.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 315 of the Clackamas County Code.

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

E-mail address is kimben@clackamas.us

Telephone number is 503-742-4457

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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 10, 2022

Rick Perry
PO Box 2036
Clackamas, OR 97015

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A-Able Sandblasting & Painting

15690 SE Highway 212
Damascus, OR 97089

(503) 658-2188

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We are experts in getting...

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EXHIBIT B - PAGE 1 OF 4
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A-Able Sandblasting & Painting

Construction & Landscaping
Clackamas

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Tips

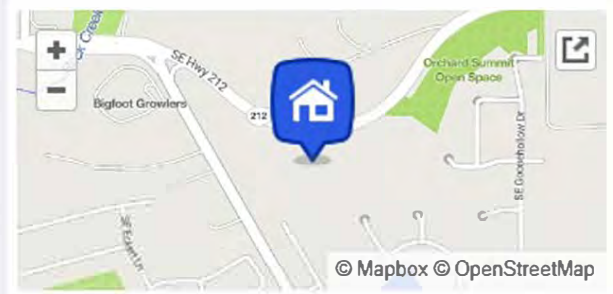


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No tips and reviews



A-Able Sandblasting & Painting

15690 SE Highway 212
Clackamas, OR 97089
United States

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Business Registry Business Name Search

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Business Entity Data

05-31-2022
09:20

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
184472-92	ABN	INA		12-01-2003		
Entity Name	A-ABLE SANDBLASTING & PAINTING					
Foreign Name						
Affidavit?	N					

[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS		
Addr 1	15690 SE HWY 212			
Addr 2				
CSZ	CLACKAMAS	OR	97015	Country UNITED STATES OF AMERICA

The Authorized Representative address is the mailing address for this business.

Type	REP	AUTHORIZED REPRESENTATIVE	Start Date	12-01-2003	Resign Date	
Name	RICK		PERRY			
Addr 1	P O BOX 2036					
Addr 2						
CSZ	CLACKAMAS	OR	97015	Country	UNITED STATES OF AMERICA	

Type	REG	REGISTRANT			
Of Record	122560-87	ABLE ENTERPRISES INC.			
Addr 1					
Addr 2					
CSZ		OR		Country	UNITED STATES OF AMERICA

[New Search](#)

Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
A-ABLE SANDBLASTING & PAINTING	EN	CUR	12-01-2003	

Please [read](#) before ordering [Copies](#).

[New Search](#)

Summary History

Image	Action	Transaction	Effective	Status	Name/Agent	Dissolved By
EXHIBIT B - PAGE 3 OF 4						

Available		Date	Date		Change	
	FAILURE TO RENEW	01-23-2020		SYS		
	RENEWAL PAYMENT	11-14-2017		SYS		
	RENEWAL PAYMENT	10-30-2015		SYS		
	RENEWAL PAYMENT	11-06-2013		SYS		
	RENEWAL PAYMENT	11-02-2011		SYS		
	RENEWAL PAYMENT	11-16-2009		SYS		
	RENEWAL PAYMENT	10-30-2007		SYS		
	RENEWAL PAYMENT	11-14-2005		SYS		
	APPLICATION FOR REGISTRATION	12-01-2003		FI	Representative	

New Search		Counties	
	Counties Filed		
	All Counties Filed.		

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May 31, 2022

Rick Perry
P.O. Box 2036
Clackamas, OR 97015

**SUBJECT: Violation of Clackamas County Zoning and Development Ordinance,
Title 12, Section 315.03(A)**

VIOLATION: V0018822

SITE ADDRESS: 15690 SE Hwy 212, Damascus, OR 97015
LEGAL DESCRIPTION: T2S, R2E, Section 12D, Tax Lot 00700

This letter is in follow up of our conversation held on May 31, 2022 regarding the livestock and the businesses on the above referenced property.

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

- Selling of recreational vehicles without land use approval
- Operating A-Able Sandblasting & Painting without land use approval
- Maintaining livestock that is not property housed

VIOLATIONS & HOW TO RESOLVE

Selling recreational vehicles on site without land use approval

Currently you are operating an RV sales business from this site without land use approval. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 315.03(A). The subject property is zoned Urban Low Density Residential (R-10). In this zone businesses must receive land use approval in order to operate. You must abate the violation by completing one of the following **no later than July 1, 2022:**

- Cease the unauthorized use and schedule an inspection to confirm, **or;**

- Contact the Clackamas County Planning Department regarding a potential land use application to operate this business and submit the appropriate paperwork which is available on our website at clackamas.us/planning/supplemental.
- If the business activity receives land use authorization, the violation file will be closed only after confirmation that all conditions of approval have been met.

Operating A-Able Sandblasting & Painting on site without land use approval

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Maintaining Livestock that is not properly housed

The zoning applied to your property is Urban Low Density Residential (R-10), Section 315 of the Clackamas County Zoning and Development Ordinance. Livestock and poultry are allowed in this zone, subject to Section 821. This section provides the following for goats in your zoning district:

*“Section 821.01(F) **Each goat, miniature horse, or sheep, other than their young under the age of 6 months, shall be provided at least 10,000 square feet of usable PEN area.**”*

Please bring the subject property into compliance with Section 821 and contact me to schedule an inspection to confirm compliance **no later than July 1, 2022**.

Please also note that Section 821.01(B) states that *“Livestock shall be property caged or housed, and proper sanitation shall be maintained at all times.”* If proper sanitation is not maintained you may also be in violation of Clackamas County Code, Chapter 10.03, Solid Waste and Waste Management.

CONTACT INFORMATION

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.

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

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

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

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Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

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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.
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CLACKAMAS

COUNTY

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

93266010922100070

**RETURN SERVICE
REQUESTED**

**SORTED
1ST CLASS**



US POSTAGE
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NOT DELIVERABLE
UNABLE TO FORWARD
RETURN TO SENDER
AS ADDRESSED

BC: 97045430250

*1579-06199-05-27



Rick Perry
P.O. Box 2036
Clackamas, OR 97015

UTP

970454302
60 CRAMNSB 97015





May 31, 2022

Rick Perry
P.O. Box 2036
Clackamas, OR 97015

**SUBJECT: Violation of Clackamas County Zoning and Development Ordinance,
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VIOLATION: V0018822

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June 1, 2022

Rick Perry
P.O. Box 2036
Clackamas, OR 97015

**SUBJECT: Violation of Clackamas County Zoning and Development Ordinance,
Title 12, Section 315.03(A)**

SITE ADDRESS: 15690 SE Hwy 212, Damascus, OR 97089

LEGAL DESCRIPTION: T2S, R2E, Section 12D, Tax Lot 00700

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

- Storage of vehicles in excess of 11,000 GVW without land use approval

VIOLATIONS & HOW TO RESOLVE

Currently vehicles in excess of 11,000 GVW are being stored on this site. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 315.03(A). The subject property is zoned Urban Low Density Residential (R-10). On this site commercial activities must receive land use approval in order to operate. You must abate the violation by completing one of the following **no later than July 1, 2022:**

- Remove the vehicles and cease the unauthorized use and schedule an inspection to confirm, **or;**
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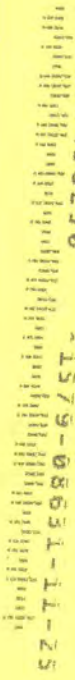
CLACKAMAS
COUNTY

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

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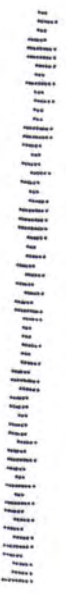
BC: 97045430250



Rick Perry
P.O. Box 2036
Clackamas, OR 97015

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US POSTAGE  **PARTNERSHIP BCBS**
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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

June 1, 2022

Rick Perry
P.O. Box 2036
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CLACKAMAS COUNTY, OREGON

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

Permit No : E0401094
 Permit Type : SFR SINGLE FAMILY RESIDENTIAL Page : 1 of 1
 Permit Status : APPROVED Date : 12/06/94
 Situs Address : 15690 SE HWY 212 Time : 15:18
 Permit Title : SFR ADDITION
 Permit Descr. :
 Development : Applied : 11/09/94
 Development Des: Approved : 12/06/94
 Completed :
 To Expire : 06/04/95
 Parcel Number : 22E12D -00700
 Valuation : 33,092
 Owner : PERRY RICK L Construction : NEW
 Applicant Name : PERRY RICK Classification : 434
 Applicant Addr.: 15690 SE HWY 212 Occupancy : SFR
 CLACKAMAS OR 97015 Validated by : SH
 Applicant Phone: 658-2188 Inspector Area : 1

Plot Plan Setbacks: > Ft N/ Ft S
 > Ft E/ Ft W
 Proposed Solar Height > Ft
 Average Building Height > Ft
 Zone/File #/Conditions > /

Fee description	Units	Fee/Unit	Ext fee	Data
New Dwelling.....A>	260			
Habitable Basement.....A>	406			
Other (Enter Cost/Sq.Ft & Sq.Ft).>	6.20			500
* Building Fee			211.00	
Plan Review Fee			137.15	
* Total Plan Review Fees			137.15	
State Surcharge Fee (5%)			10.55	
*** Fees Required ***	***	Fees Collected & Credits	***	

Receipt No.	Date	Payment
CHK 330	11/09/94	52.33
CK 5140	12/06/94	306.37
	*****	306.37
Total Credits:		.00
Total Payments:		358.70
Balance Due:		.00

TOTAL THIS DATE
 Fees: 358.70
 Adjustments: .00
 Total Fees: 358.70

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

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

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

[Signature]
 SIGNATURE OF APPLICANT

Clackamas County Inspection History for Record #B0401094

Applicant Name: PERRY RICK

Work Description: SFR ADDITION

Address: 15690 SE HWY 212, Clackamas, OR

Inspection Date	Inspection Type	Inspector	Status	Comments
11/9/1994 12:00:00 AM	1	Admin	Approved	Inspector: DAN J
11/9/1994 12:00:00 AM	3	Admin	Approved	Inspector: NA
11/9/1994 12:00:00 AM	15	Admin	Approved	Inspector: NA
11/9/1994 12:00:00 AM	4	Admin	Approved	Inspector: LDO
11/9/1994 12:00:00 AM	5	Admin	Approved	Inspector: NA
12/22/1995 12:00:00 AM	225 Framing	Admin	Approved	Inspector: J NORD SHEARWALLS, SEE NOTES
2/17/1995 12:00:00 AM	225 Framing	Admin	Approved	Inspector: WINSTEAD W/CORRECTIONS
2/14/1995 12:00:00 AM	225 Framing	Admin	Denied	Inspector: WINSTEAD ROOFING, COVERED W/SNOW
11/29/1994 12:00:00 AM	6	Admin	Approved	Inspector: RKC
12/14/1994 12:00:00 AM	200 Footings	Admin	Approved	Inspector: THOMPSON
1/12/1995 12:00:00 AM	205 Foundation	Admin	Approved	Inspector: THOMPSON SET VERTS PER DRAWINGS

34010-94

27480-94



CLACKAMAS COUNTY, OREGON

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902 Abernethy Road, Oregon City, Oregon 97045
Office Phone: (503) 655-8521
Fax Line: (503) 650-3019
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Permit No : E0748094
Permit Type : E ELECTRICAL PERMIT
Permit Status : APPROVED
Site Address : 15690 SE HWY 212
Permit Title : SFR ADDITION
Permit Descr. :
Development :
Development Des :
Parcel Number : 22E12D -00700
Valuation : 0
Owner : PERRY RICK L
Applicant Name : PERRY RICK
Applicant Addr. : 15690 SE HWY 212
CLACKAMAS OR 97015
Applicant Phone : 558-2188

Page : 1 of 1
Date : 01/09/95
Time : 15:51

Applied : 11/09/94
Approved : 12/06/94
Completed :
To Expire : 06/14/95

Expired

Construction : NEW
Classification :
Occupancy :
Validated by : SH
Inspector Area :

Fee description	Units	Fee/Unit	Ext fee	Data
Service/Feeder 0-200 AMP..(2)>	1	72.00	72.00	
...each circuit>	8	5.00	40.00	
** Total Permit Fees			112.00	
State Surcharge (5%)			5.60	
*** Fees Required ***	***	Fees Collected & Credits		***

Receipt No.	Date	Payment
CK 5140	12/06/94	68.25
	01/09/95	49.35
	*****	49.35
TOTAL THIS DATE		
Fees:	117.60	
Adjustments:	.00	
Total Fees:	117.60	
Total Credits:		.00
Total Payments:		117.60
Balance Due:		.00

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

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

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

Rick Perry
SIGNATURE OF APPLICANT

Clackamas County
Inspection History for Record #E0748094

Applicant Name: PERRY RICK

Work Description: SFR ADDITION

Address: 15690 SE HWY 212, Clackamas, OR

Inspection Date	Inspection Type	Inspector	Status	Comments
4/30/1996 12:00:00 AM	120 Rough-In/Cover	Admin	Denied	Inspector: BW SEE 3 NOTES
1/10/1996 12:00:00 AM	120 Rough-In/Cover	Admin	Denied	Inspector: KELLY SEE NOTES
1/8/1996 12:00:00 AM	120 Rough-In/Cover	Admin	Denied	Inspector: KELLY SEE NOTES
12/16/1994 12:00:00 AM	110 Service or Feeder	Admin	Approved	Inspector: KELLY



CLACKAMAS COUNTY, OREGON

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

Permit No : F0331594
 Permit Type : F PLUMBING PERMIT
 Permit Status : APPROVED
 Situs Address : 15690 SE HWY 212
 Permit Title : SFR ADDITION
 Permit Descr. :
 Development :
 Development Des :
 Parcel Number : 22E12D -00700
 Valuation : 0
 Owner : FERRY RICK L
 Applicant Name : FERRY PICK
 Applicant Addr.: 15690 SE HWY 212
 CLACKAMAS OR 97015
 Applicant Phone: 658-2188

Page : 1 of 1
 Date : 12/06/94
 Time : 15:18

EXPIRED

Applied : 11/09/94
 Approved : 12/06/94
 Completed :
 To Expire : 06/04/95

Construction : NEW
 Classification :
 Occupancy :
 Validated by : SH
 Inspector Area :

Fee description	Units	Fee/Unit	Ext fee	Data
Water Closets.....>	1	10.50	10.50	
Basin.....>	1	10.50	10.50	
Sink, Kitchen.....>	1	10.50	10.50	
Dishwasher.....>	1	10.50	10.50	
Disposal.....>	1	10.50	10.50	
Clothes Washer.....>	1	10.50	10.50	
Water Heater.....>	1	10.50	10.50	
Laundry Tray or Service Sink.....>	1	10.50	10.50	
1/2 Rain Drain Package.....>	1	32.00	32.00	
** Total Plumbing Fees			116.00	
State Surcharge (5%)			5.80	

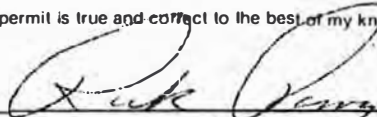
*** Fees Required *** *** Fees Collected & Credits ***

TOTAL THIS DATE		Receipt No.	Date	Payment
Fees:	121.80	CK 5140	12/06/94	121.80
Adjustments:	.00		*****	121.80
Total Fees:	121.80			
		Total Credits:		.00
		Total Payments:		121.80
		Balance Due:		.00

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

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

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



 SIGNATURE OF APPLICANT

Clackamas County
Inspection History for Record #P0331594

Applicant Name: PERRY RICK

Work Description: SFR ADDITION

Address: 15690 SE HWY 212, Clackamas, OR

Inspection Date	Inspection Type	Inspector	Status	Comments
3/16/1995 12:00:00 AM	305 Ground Work	Admin	Denied	Inspector: DENNY C-CORRECTIONS
1/8/1996 12:00:00 AM	320 Rough-In	Admin	Denied	Inspector: CHERYL SEE 8 NOTES
4/15/1996 12:00:00 AM	365 Other/Misc	Admin	Notice	Inspector: TS NO ONE HOME
3/16/1995 12:00:00 AM	300 Post & Beam	Admin	Approved	Inspector: CHUCK



1985 8/2010 2021

212

15690 SE Hwy 212

Google Earth

Imagery Date: 8/14/2010 45°24'28.63" N 122°30'05.61" W elev 222 ft eye alt 483 ft

EXHIBIT G - PAGE 7 OF 22

1:46 PM 8/4/202

1985



8/2011

2021

Bock Electric

15690 SE Hwy 212

Google Earth

Imagery Date: 8/20/2011 45°24'28.63" N 122°30'05.61" W elev 222 ft eye alt 483 ft

EXHIBIT G - PAGE 8 OF 22

1:45 PM 8/4/2021

1985



8/2012

Beck Electric

15690 SE Hwy 212

COLUMBIAN HWY

Google Earth

Imagery Date: 8/15/2012

45°24'29.81" N 122°30'06.03" W elev 227 ft eye alt 483 ft

EXHIBIT G - PAGE 9 OF 22

1:45 PM 8/4/2012

1985





5/2021

Berk Electric

15690 SE Hwy 212

212

Google Earth

Imagery Date: 5/10/2021 45°24'28.63" N 122°30'05.61" W elev 222 ft eye alt 483 ft

EXHIBIT G - PAGE 10 OF 22

1985

1:48 PM 8/4/2021

2 2E 12D 00700
 K-482686 CODE 012-165

SITUS.

40114426059691

2 2E 12D 00700
 15690 SE HWY 212
 CLACKAMAS OR
 ACRES 5.97

Land	Bldg.	Year	Maint.	Year	Appr.
Class		Built	Area	Appr.	No.

VALUATION SUMMARY OF REAL PROPERTY

Assessment Year	Total Acres	Land	Improvements	F.P. Acres	F.P.L.V.	Remarks
96		159750	82010			
R22E12D 00700 96T	5.97	10% L 175,720	20% B 98,410			
R22E12D 00700 97T	5.97	12% L 196,800	-8% B 90,530			
R22E12D 00700 98T	5.97	6% L 208,600	6% B 95,960			
R22E12D 00700 99T	5.97	9% L 227,370	-3% B 93,080			
22E12D 00700 2000	5.97	220,060	99,090			
22E12DA00700 2000		65,010	38,840			

APPRAISAL DATA

MAP NO. 22E 12D700

APPR.	DATE	INSPECTED	ZONING	SITE CHARACTERISTICS	AREA IMPROVEMENTS
CJR	6/28/96	✓	RESIDENTIAL FU 10	TOPOGRAPHY 886	SIDEWALKS
	/ /		MULTI-FAMILY	VIEW	CURBS
	/ /		COMMERCIAL		STREET
	/ /		INDUSTRIAL		WATER
	/ /				SEWERS
	/ /				ELECTRICITY

OUTBUILDINGS							LAND DESCRIPTION				
	FOUND	FLOOR	ROOF	WALLS	MISC.	DIMENSIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
1			GAB	DBL Rustic	c WUF.	x					
DET	CONC	Dirt	C-Alum	c Stucco		20x20	400	1		HS	1.00
2	Brick		GAB	sgl TAG		x					
GP Shed	& CONC		C-Alum	Shpl p		14x22	308	2		4/5	4-97
3	Pier		G	16" Bld Embl	16" Bld Embl	x					
Pole Bldg	Post	C	Cor Steel	Cor Steel		30x40	1200	3			
4						x					
LEAN To	Post	Dirt	MTL			20x30	600	4			
5						x					
6						x					
7						x					
8						x					
						x			TOTAL ACRES ↓		5.97

MAIN FLR gutters - Addn v new Kitchen oLA ✓ in June - NEW Windows in - ✓ in 96 FOR completion

✓ owner not home. house is gutted - see program sheet in jacket

7-1-96 Remodel 60% complete - run EYB at 50%

Same 98 AD

8-4-98 N/C

3-16-99 n/c

1/5/00 NO CHANGES RTI 01 WAF

12/18/00 CALLED OWNER to process - He stated all progress still

CCP-ASR19 (7/93)

EXHIBIT G - PAGE 13 OF 22

Red Tag Removed due to hillo on no program via Jim R. C.Z.C

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
00482686
Parent Parcel Number

Property Address
15690 SE HWY 212, CLACKAMAS, OR, 97015, USA

Neighborhood
15434 CLACKAMAS/CARVER 400 - 641

Property Class
401 401 Rural Tract Improved

TAXING DISTRICT INFORMATION

Jurisdiction 003
Area 001

OWNERSHIP

PERRY RICK L
PO BOX 2036, CLACKAMAS, OR, 97015, USA

Section 12 Township 2S Range 2E Quarter D TAX LOT
00700

Tax ID 22E12D 00700

TRANSFER OF OWNERSHIP

Date

01/01/1990

Printed 01/15/2002 Card No. 1 of 1

Doc #: 90-02310
\$104000

AGRICULTURAL

VALUATION RECORD

Assessment Year	01/01/1999	01/01/2000	01/01/2001	Worksheet
Reason for Change		Reval	Reval	
VALUATION	L	227370	220060	229123
Market Value	B	93080	99090	80330
	T	320450	319150	309453
				309448

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.0000
1 23 RURAL ACRES
2 22 OSD

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor									Value
Soil ID	Acreage		-or-	Depth Factor	Base	Adjusted	Extended	Influence				
-or-	-or-	Effective	-or-	Depth	Rate	Rate	Value	Factor				
Actual	Effective	Depth	Square Feet									
Frontage	Frontage	Depth										
	5.9700		1.00		7171.00	7171.00	42810	1 506% 4 -15% L	0%		220513	
					14342.00	14342.00	14342	L 0% 4 -40%			8605	

NOR: Note of Record: R01
HOUSE BEING REMODELED

Supplemental Cards

MEASURED ACREAGE 5.9700
 FARMLAND COMPUTATIONS
 Parcel Acreage
 81 Legal Drain NV [-]
 82 Public Roads NV [-]
 83 UT Towers NV [-]
 9 Homesite(s) [-]
 TOTAL ACRES FARMLAND 5.9700
 TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 229118
 Measured Acreage
 Average True Tax Value/Acre
 TRUE TAX VALUE FARMLAND
 Classified Land Total
 Homesite(s) Value (+)
 Supplemental Cards
 TOTAL LAND VALUE

IMPROVEMENT DATA

00482686

Property Class: 401
15690 SE HWY 212, CLACKAMAS, OR, 97015, USA

PHYSICAL CHARACTERISTICS

1	2	3	4	5
---	---	---	---	---

Style: 21 Houses built 1920 to 1949
Occupancy: Single family

Story Height: 1.0
Finished Area: 1828
Attic: Finished
Basement: 3/4

ROOFING

Material: Asphalt shingles
Type: Gable-Hip
Framing: Std for class
Pitch: Not available

FLOORING

Slab B
Sub and joists 1.0, A
Hardwood-specialty 1.0

EXTERIOR COVER

Stucco 1.0

INTERIOR FINISH

Plaster 1.0

ACCOMMODATIONS

Finished Rooms 2
Bedrooms 2

HEATING AND AIR CONDITIONING

Primary Heat: Hot water
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 1 3
TOTAL 3

REMODELING AND MODERNIZATION

Amount Date

Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 Wood frame w/sh	1300	1.0	1300	68060

528 Attic	528	6420
992 Bsmt	0	16200
308 Crawl	----	0

TOTAL BASE 90680

Row Type Adjustment 1.00%
SUB-TOTAL 90680

0 Interior Finish	7690
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	5330
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 3	1550

Sub-TOTAL ONE UNIT 105250
Sub-TOTAL 0 UNITS 105250

Exterior Features Description	Value	Garages	Value
0 Integral	0	0 Att Garage	0
0 Att Garage	0	0 Att Carports	0
0 Att Carports	0	0 Bsmt Garage	0
0 Bsmt Garage	0	Ext Features	0

SUB-TOTAL 105250
Quality Class/Grade 4+

GRADE ADJUSTED VALUE 123140

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL	1.00			1.00	4+		1926	1926	AV	0.00	N	0.00	2820	123140	48	0	100	100	64030
01 DETGAR	0.00			0.00	4		1936	1936	AV	31.93	N	37.67	400	15070	63	0	100	100	5580
02 UTLSHED	0.00			0.00	4		1936	1936	AV	4.47	N	5.27	308	1620	63	0	100	100	600
03 SHEDGP	0.00			0.00	5		1966	1966	AV	5.87	N	6.93	1200	8320	33	0	100	100	5570
04 LEANTO	0.00			0.00	4		1966	1966	AV	2.20	N	2.60	600	1560	33	0	100	100	1050
05 WDDK	0.00			0.00	4		1991	1991	AV	0.00	N	0.00	400	3496	0	SV	100	100	3500

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

91 09/01/1995

Neigh-15434

TOTAL IMPROVEMENT VALUE

80330

REV 1-1-01

95.96 22E 12D 00700

97 1-1-96 remodel 60% complete CIR
no change 6/1/97 (8-4-98 no change) 3-15-99 no change

Permit No : B0401094
 Permit Type : SFR SINGLE FAMILY RESIDENTIAL Page : 1 of 1
 Permit Status : APPROVED Date : 01/30/95
 Situs Address : 15690 SE HWY 212 1/5/00 NO Time : 22:26
 Permit Title : SFR ADDITION CHANGE P/T/O1
 Permit Descr. : Applied : 11/09/94
 Development : Approved : 12/06/94
 Development Des : Completed :
 To Expire : 07/11/95

Parcel Number : 22E12D -00700
 Valuation : 33,092
 Owner : PERRY RICK L Construction : NEW
 Applicant Name : PERRY RICK Classification : 434
 Applicant Addr. : 15690 SE HWY 212 Occupancy : SFR
 Applicant Phone : CLACKAAS OR 97015 Validated by : SH
 658-2188 Inspector Area : 1

CALLER 1XC
12-19-00
OWNER STATED

NO program change
Realtor removed
via Jim K - C 2C

Plot Plan Setbacks: > Ft N/ Ft S
 > Ft E/ Ft W
 Proposed Solar Height > Ft
 Average Building Height > Ft
 Zone/File #/Conditions > /

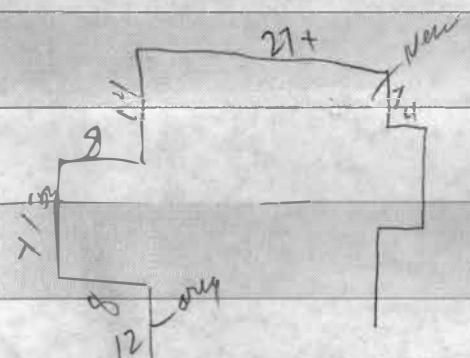
Fee description	Units	Fee/Unit	Ext fee	Data
New Dwelling.....A>	260			
Habitable Basement.....A>	406			
Other(Enter Cost/Sq.Ft & Sq.Ft).>	6.20			500

* Building Fee 211.00
 Plan Review Fee 137.15
 * Total Plan Review Fees 137.15
 State Surcharge Fee (5%) 10.55

*** Fees Required *** Fees Collected & Credits ***

Receipt No.	Date	Payment
CHK 330	11/09/94	52.33
CK 5140	12/06/94	306.37

Fees: 358.70
 Adjustments: .00
 Total Fees: 358.70
 Total Credits: .00
 Total Payments: 358.70
 Balance Due: .00



remodel
div 8/11
4-5 VC
PT

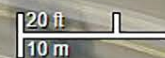


Clackamas Highway (OR 212)





Clackamas Highway (OR 212)



RICHARD F. CRIST
Land Use Hearings Officer
18734 Upper Midhill Drive
West Linn, Oregon 97068
(503) 636-9256

FINDINGS AND DECISION OF THE HEARINGS OFFICER

File No.: Z1596-97-STU

Applicant: Rick Perry, 15690 SE Highway 212, Clackamas, OR 97015

Proposal: To continue operating a commercial business on the property, pending its relocation to other suitably zoned property.

Planning Division Recommendation: Denial

Staff Representative: Gary Naylor

Public Hearing: A public hearing was held at the Clackamas County Department of Transportation and Development (DTD), 902 Abernethy Road, Oregon City, Oregon on November 26, 1997 at 10:00 a.m., at which time testimony and other evidence was received, the record was closed, and the matter was continued for decision until December 3, 1997 at 9:00 a.m., at which time an oral decision was announced denying the application.

Speaking in Support of Request:

1. Rick Perry, 15690 SE Highway 212, Clackamas, OR 97015

Community Planning Organization Response: The Rock Creek CPO was timely notified of this application, but did not respond.

Speaking in Opposition to Request: None

FINDINGS:

A. Subject Property:

1. Legal Description: Tax Lot 700, Section 12D, T2S, R2E, W.M., Clackamas County, Oregon
2. Location: On the south side of Highway 212, approximately 600 feet east of its intersection with Highway 224, Carver Junction area.
3. Zone: R-10, Urban Low Density Residential
4. Comprehensive Plan Designation: Low Density Residential
5. Site Description: The subject property is approximately 5.97 acres. It is developed with a single family residence, several accessory buildings and an off-street parking area. Construction

materials, equipment and construction vehicles are being stored on the property in conjunction with the applicant's sandblasting and painting business.

B. Vicinity Information: This area is undergoing a change from rural residential to urban low density residential development. The subject property is bordered by the developing Orchard Lake subdivision on the south and east. To the north, across Highway 212, is a single family dwelling. To the west is undeveloped property.

C. Service Considerations: Public sanitary sewer service is available from Clackamas County Service District No. 1; domestic water is available from the Damascus Water District, but an on-site well is utilized; fire protection is provided by Clackamas County Fire District #1.

D. Land Use Ordinance Considerations:

1. Section 301 of the Clackamas County Zoning and Development Ordinance (ZDO) controls land uses in the R-10 zoning district. The proposed continued commercial use of the subject property for the storage of materials, equipment and vehicles in conjunction with the applicant's business is not a use permitted in the R-10 zoning district.

2. Subsection 1204.01 of the ZDO provides that a use not otherwise permitted in the underlying zoning district may be approved under a temporary permit, for a period not to exceed one year, where the applicant presents evidence sufficient to establish each of the criteria set forth therein.

The Hearings Officer has reviewed the entire record of this proceeding, and Findings addressing each of those criteria will be discussed below.

3. 1204.01(A): The applicant must establish that there is no reasonable alternative to the temporary permit.

The applicant wants to continue to store his business materials and equipment on the subject property until plans for the future subdivision of the property are completed, which should occur within approximately one year. The applicant states that money from the development of the property is required to relocate the business use, and negotiations are underway for the acquisition of alternative sites.

The applicant has operated portions of his business on the subject property since he acquired it in 1990. At all times, such business use of the subject property has been in violation of applicable zoning restrictions. The Hearings Officer is not persuaded that additional time should be granted to relocate a use which was not lawfully established. Were the use not unlawfully established on the subject property, other reasonable alternatives would be available to the applicant.

This criterion is not satisfied.

4. 1204.01(B): The applicant must establish that the permit will be necessary for a limited time or will allow only an occasional use.

This permit is requested for only one year, and it seems reasonable that the use could be relocated within that time period. A condition of any approval could specifically limit the time granted under this temporary permit.

This criterion is satisfied.

5. 1204.01(C): The applicant must establish that the temporary permit does not involve the erection of a substantial structure or require any other permanent commitment of the land.

No new permanent structures are proposed. The business materials, equipment and vehicles could be removed from the subject property upon expiration of the temporary permit.

This criterion is satisfied.

6. 1204.021(D): The applicant must establish that the use will not be detrimental to the area or to adjacent properties.

The applicant described the equipment stored on the subject property to include about 6 trucks, portable compressors, hoppers, sand storage bins, portable fuel tanks and other miscellaneous materials and equipment. All of this material and equipment is stored outside and is visible from several new dwellings in the Orchard Lake subdivision. This adverse visual impact is detrimental to the single family residential uses on these adjacent parcels and the area.

This criterion is not satisfied.

6. 1204.01(E): The applicant must establish that the use complies, on balance, with applicable provisions of the Comprehensive Plan (Plan).

As stated above, the Plan designates the subject property Low Density Residential. The Goal of the Low Density Residential Section of the Land Use Chapter of the Plan to protect the character of existing low density residential neighborhoods is applicable. This use, for the reasons discussed above, is detrimental to the developing low density residential uses in the Orchard Lake subdivision. Approval of this application would not be consistent with this applicable Goal.

This criterion is not satisfied.

7. No other provisions of the ZDO or the Plan have been identified as applicable to this application, and no other provisions of the ZDO or Plan are found to be applicable.

CONCLUSIONS: Because this application does not satisfy each of the identified approval criteria, being in conflict with the requirement of subsection 1204.01(A), (D) and (E), the application must be denied.

DECISION: Denial.

Dated and Filed this 14th day of December, 1998.

A handwritten signature in black ink, appearing to read "Richard F. Crist", written over a horizontal line.

Richard F. Crist
Hearings Officer











Bautista, Diane

From: Rozzell, Matthew
Sent: Thursday, August 4, 2022 10:19 AM
To: Bautista, Diane
Cc: Amend, Michelle
Subject: RE: 15690 SE Hwy 212 - V0018822

Hi Diane,

Yes, we should pursue this one due to the number of inspections that were denied.

Thanks,

-Matt

From: Bautista, Diane <DianeBau@clackamas.us>
Sent: Thursday, August 4, 2022 9:41 AM
To: Rozzell, Matthew <MRozzell@clackamas.us>
Cc: Amend, Michelle <MAmend@clackamas.us>
Subject: 15690 SE Hwy 212 - V0018822

Good morning,

I have a violation file I am getting ready to send a violation notice on for commercial businesses and a habitable space addition to a shop. In reviewing permits I found 1994 permits for:

Addition to SFR:

Building Permit B0401094 – Expired – Inspections approved through framing

Plumbing Permit P0331594 – Expired – Approved Post and Beam, Ground work and rough-in denied

Electrical Permit E0748094 – Expired – Approved service and feeder, rough in cover denied

No other inspections have occurred.

Do you want me to pursue?

Diane Bautista

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement
dianebau@clackamas.us
(503) 742-4459
150 Beavercreek Road, Oregon City, OR 97045



January 18, 2023

Rick Perry
P.O. Box 2036
Clackamas, OR 97015

Rick Perry
15690 SE Hwy 212
Damascus, OR 97015

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 315.03 and the Clackamas County Building Code, Title 9.02.040 (B), (C), (D) and (E)

VIOLATION: V0018822

SITE ADDRESS: 15690 SE Hwy 212, Damascus, OR 97015

LEGAL DESCRIPTION: T2S, R2E, Section 12D, Tax Lot 00700

This letter is in follow up of our conversation held on May 31, 2022 regarding the livestock and the businesses on the above referenced property.

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

- Addition to single family residence without approved final inspections
- Accessory dwelling created in accessory structure without permits
- Occupied recreational vehicles
- Selling of recreational vehicles without land use approval
- Operating A-Able Sandblasting & Painting without land use approval
- Storage of vehicles in excess of 11,000 GVW without land use approval

VIOLATIONS & HOW TO RESOLVE

Addition to single family residence without approved final inspections

The addition to a single family residence without approved final inspections constitutes a violation of the Clackamas County Building Code Title 9.02.040 (C), (D) and (E). Permits B0401094, E0748094 and P0331594 for the addition have expired without

approved final inspections. In order to abate the violation, please complete the following **no later than February 18, 2023**:

- Renew and/or obtain applicable building, electrical and plumbing permits.
 - 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**;

Accessory Dwelling Unit without permits

The construction of an Accessory Dwelling Unit within an existing accessory structure without permits constitutes a violation of Clackamas County Building Code, Title 9.02.040 (B), (C), (D) and (E). . You must abate the violation by completing the following **no later than February 18, 2023**:

- Please submit appropriate building, electrical, plumbing and mechanical 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.

Occupied Recreational Vehicles

Occupied recreational vehicles constitute a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 315.03. In order to abate the violation, you must complete following **no later than February 18, 2023**:

- You must remove the recreational vehicles from your property until such time you obtain proper land use approval and permits, this use will not be allowed, **or**;
- If the recreational vehicles are operable, currently licensed and registered to the person residing on the subject property, it may remain in stored condition. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm **no later than February 18, 2023**.

Selling recreational vehicles on site without land use approval

Currently you are operating an RV sales business from this site without land use approval. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 315.03(A). The subject property is zoned Urban Low Density Residential (R-10). In this zone businesses must receive land use approval in order to operate. You must abate the violation by completing one of the following **no later than February 18, 2023**:

- Cease the unauthorized use and schedule an inspection to confirm, **or**;
- Contact the Clackamas County Planning Department regarding a potential land use application to operate this business and submit the appropriate paperwork which is available on our website at clackamas.us/planning/supplemental.

- If the business activity receives land use authorization, the violation file will be closed only after confirmation that all conditions of approval have been met.

Operating A-Able Sandblasting & Painting on site without land use approval

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Storage of vehicles in excess of 11,000 GVW

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- Remove the vehicles and cease the unauthorized use and schedule an inspection to confirm, **or**;
- Contact the Clackamas County Planning Department, submit the appropriate paperwork and receive approval for this activity from this location.
 - If the business activity receives land use authorization, the violation will be closed only after confirmation that all conditions of approval have been met.

CONTACT INFORMATION

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.

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If you have any questions my direct telephone number is 503-742-4459 and my email is 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 stroke 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.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



CLACKAMAS
COUNTY

DEVELOPMENT SERVICES BUILDING
CODE ENFORCEMENT DIVISION
150 BEAVERCREEK ROAD | OREGON CITY, OR 97015



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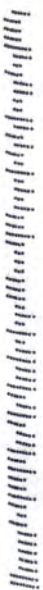


Rick Perry
P.O. Box 2036
Clackamas, OR 97015

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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 18, 2023

Rick Perry
P.O. Box 2036
Clackamas, OR 97015

Rick Perry
15690 SE Hwy 212
Damascus, OR 97015

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 315.03 and the Clackamas County Building Code, Title 9.02.040 (B), (C), (D) and (E)

VIOLATION: V0018822

SITE ADDRESS: 15690 SE Hwy 212, Damascus, OR 97015

LEGAL DESCRIPTION: T2S, R2E, Section 12D, Tax Lot 00700

This letter is in follow up of our conversation held on May 31, 2022 regarding the livestock and the businesses on the above referenced property.

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

- Addition to single family residence without approved final inspections
- Accessory dwelling created in accessory structure without permits
- Occupied recreational vehicles
- Selling of recreational vehicles without land use approval
- Operating A-Able Sandblasting & Painting without land use approval
- Storage of vehicles in excess of 11,000 GVW without land use approval

VIOLATIONS & HOW TO RESOLVE

Addition to single family residence without approved final inspections

The addition to a single family residence without approved final inspections constitutes a violation of the Clackamas County Building Code Title 9.02.040 (C), (D) and (E). Permits B0401094, E0748094 and P0331594 for the addition have expired without

approved final inspections. In order to abate the violation, please complete the following **no later than February 18, 2023**:

- Renew and/or obtain applicable building, electrical and plumbing permits.
 - 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**;

Accessory Dwelling Unit without permits

The construction of an Accessory Dwelling Unit within an existing accessory structure without permits constitutes a violation of Clackamas County Building Code, Title 9.02.040 (B), (C), (D) and (E). . You must abate the violation by completing the following **no later than February 18, 2023**:

- Please submit appropriate building, electrical, plumbing and mechanical 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.

Occupied Recreational Vehicles

Occupied recreational vehicles constitute a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 315.03. In order to abate the violation, you must complete following **no later than February 18, 2023**:

- You must remove the recreational vehicles from your property until such time you obtain proper land use approval and permits, this use will not be allowed, **or**;
- If the recreational vehicles are operable, currently licensed and registered to the person residing on the subject property, it may remain in stored condition. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm **no later than February 18, 2023**.

Selling recreational vehicles on site without land use approval

Currently you are operating an RV sales business from this site without land use approval. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 315.03(A). The subject property is zoned Urban Low Density Residential (R-10). In this zone businesses must receive land use approval in order to operate. You must abate the violation by completing one of the following **no later than February 18, 2023**:

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If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
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Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

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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.
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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.
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February 30, 2023 **S/B MARCH 30, 2023**

Rick Perry
P.O. Box 2036
Clackamas, OR 97015

Rick Perry
15690 SE Hwy 212
Damascus, OR 97015

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

VIOLATION: V0018822

SITE ADDRESS: 15690 SE Hwy 212, Damascus, OR 97015

LEGAL DESCRIPTION: T2S, R2E, Section 12D, Tax Lot 00700

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

- Addition to accessory structure including habitable space without permits.

VIOLATIONS & HOW TO RESOLVE

Addition to accessory structure including habitable space without permits

The addition to an accessory structure including habitable space without permits and approved final inspections constitutes a violation of the Clackamas County Building Code Title 9.02.040(E). In order to abate the violation, please complete the following **no later than April 30, 2023:**

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

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, Tuesday and Thursday.

If you have any questions my direct telephone number is 503-742-4459 and my email is diane bau@clackamas.us.

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Clackamas County Code Enforcement

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CLACKAMAS
COUNTY

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



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Rick Perry
PO Box 2036
Clackamas, OR 97015

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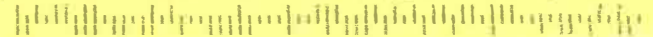


EXHIBIT L - PAGE 4 OF 7



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 30, 2023

Rick Perry
P.O. Box 2036
Clackamas, OR 97015

Rick Perry
15690 SE Hwy 212
Damascus, OR 97015

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

VIOLATION: V0018822

SITE ADDRESS: 15690 SE Hwy 212, Damascus, OR 97015

LEGAL DESCRIPTION: T2S, R2E, Section 12D, Tax Lot 00700

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

- Addition to accessory structure including habitable space without permits.

VIOLATIONS & HOW TO RESOLVE

Addition to accessory structure including habitable space without permits

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

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Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

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Citation No. 2200188

Case No. V0018822

ADMINISTRATIVE CITATION

Date Issued: May 8, 2023

Name and Address of Person(s) Cited:

Name: Rick Perry
Mailing Address: 15690 SE Hwy 212
City, State, Zip: Damascus, OR 97015

Date Violation(s) Confirmed: On the 4th day of May, 2023, 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): 15690 SE Hwy 212, Damascus, OR 97015

Legal Description: T2S, R2E Section 12D, Tax Lot(s) 00700

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (C), (D) and (E)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 315.03

Description of the violation(s):

- 1) Failure to obtain final approved building and electrical inspections for an addition to a single family residence.

Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 2) Failure to obtain final approved plumbing inspections for an addition to a single family residence.

Maximum Civil Penalty \$1,000.00 Fine \$250.00

- 3) Failure to obtain required permits for additions to accessory structure.

Maximum Civil Penalty \$1,000.00 Fine \$500.00

- 4) Operating a recreational vehicle repair business without land use approval.

Maximum Civil Penalty \$2,500.00 Fine \$400.00

- 5) Occupied recreational vehicle without land use approval.

Maximum Civil Penalty \$2,500.00 Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$2,050.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Diane Bautista Date: May 8, 2023
Telephone No.: 503-742-4459 Department Initiating Enforcement Action: Code Enforcement

V0018822

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: _____