



## NOTICE OF HEARING

July 15, 2024

Hardeep Singh & Charanjit Brar  
29384 S Molalla Ave.  
Molalla, OR 97038

**RE::** County of Clackamas v. Hardeep Singh & Charanjit Brar  
**File:** V0034223

**Hearing Date:** August 13, 2024

**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 Complaint and Request for Hearing

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

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

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

Enclosures

CC: Carl Cox -Compliance Hearings Officer

## STATEMENT OF RIGHTS

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

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



You must have access to the internet or to a telephone line to use the Zoom platform, a copy of the link is provided below.

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

If you are unable to participate in a hearing through the Zoom platform please contact Diane Bautista at 503-742-4459 **within 3 calendar days of receipt of the Notice of Hearing**.

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

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 503-830-9960 for assistance.

#### Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/86123003758?pwd=PSEA9mKMaW8zpGbk5IGEx62TbYET4a.1>

Passcode: 585625

Or One tap mobile:

+17193594580,,86123003758# US

+12532050468,,86123003758# US

Or join by phone:

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

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000

Webinar ID: 861 2300 3758

## 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.

HARDEEP BRAR and,  
CHARANJIT BRAR,

Respondents.

File No: V0034223

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 29384 S. Molalla Ave., Molalla, OR 97038.

2.

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

22001 S. Beaver creek Rd., Beaver creek, OR 97004, also known as T3S, R2E, Section 26B , Tax Lot 01100, and is located in Clackamas County, Oregon.

3.

On or about the 28th day of November, 2023 and 27<sup>th</sup> day of December, 2023, and on or about the 14th day of May, 2024, the Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits for the remodel of a commercial building and the placement of a cargo container. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondents violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by failing to remove inoperable and/or non-currently licensed vehicles and debris. This violation is a Priority 4 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 Respondents in the following manner:  
Violation notices dated November 28, 2023 and December 27, 2023 and Citation and Complaint #230034-1 dated May 14, 2024. A copy of the notice documents are attached to this Complaint as Exhibits C, E and H, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.  
Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents 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 Solid Waste and Waste Management, Chapter 10.03 Priority 4 violation being \$100.00 to \$1,000.00 per occurrence as provided by Appendix B of the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A of the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents 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 15<sup>th</sup> day of July, 2024.



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Diane Bautista  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

HARDEEP BRAR and,  
CHARANJIT BRAR,

Respondents.

File No.: V0034223

STATEMENT OF PROOF

History of Events and Exhibits:

- |                                |  |
|--------------------------------|--|
| October 28, 2023               | Clackamas County received a complaint regarding transient activity and inoperable and non-currently licensed vehicles.   |
| October 30, 2023<br>Exhibit A  | Correspondent was sent to the Respondents regarding potential zoning and solid waste violations.   |
| November 2, 2023               | Clackamas County received an additional complaint regarding tenants living in commercial space on site.  |
| November 3, 2023               | I returned a call from the Respondent. He said there is a rental unit above the store and also rentals on the side of the store. I let him know that I would discuss these uses with planning and also advised him that all inoperable and non-currently licensed vehicles and debris would need to be removed.  |
| November 6, 2023               | I received a call from Tim Brewer who said that he leases the land behind the store to work on cars and that the area above the store is used as residential and where the dog grooming business used to be is now being rented out to 7 people.   |
| November 27, 2023<br>Exhibit B | I conducted a site inspection and confirmed (16) cars on site and a few motorcycles. (5) of the vehicles had expired tags and 7 others had either no plates or out of state plates. The other remaining vehicles had valid plates but were not registered to this address. There were also inoperable and non-currently licensed motorcycles, tires, debris and a mattress. Signage on the side of the store showed that the rental area was previously used as a dog grooming business. No land use or permits were obtained to convert the commercial space to apartments. |
| November 28, 2023<br>Exhibit C | Correspondence was sent to the Respondents for the zoning, building and solid waste code violations with a deadline of December 28, 2023 to abate the violations.  |



December 4, 2023	I met with Liz Dance in the Planning department and went over the uses on site. She said the living space above the store could remain, however the living space on the side of the store is not allowed and would need to be converted to an authorized use. I spoke to Respondent Hadeep Brar and he said that he would evict the tenants and we agreed to schedule an additional site inspection.
December 12, 2023 Exhibit D	I conducted a site inspection and met with the Respondent and Tim Brewer. We walked through the unpermitted apartment area and agreed to schedule another site inspection with building inspectors. I also explained that the 400 square foot cargo container that he placed behind the Beavercreek Grocery Store will require a Commercial Building Permit.
December 27, 2023 Exhibit E	Correspondence was sent to the Respondents regarding the cargo container placed without permits with a deadline of January 27, 2024 to abate the violations.
February 6, 2024 Exhibit F	I conducted a site inspection with building inspector and the Respondent and walked through the apartment area on the side of grocery store that was now vacant. An inspection report was provided to the Respondent regarding corrective measures.
May 14, 2024 Exhibit G	I conducted a site inspection and inoperable and non-currently licensed vehicles, debris and cargo container remained on site. A review of County permits showed that no permits had been obtained for the container or the remodel to the commercial building.
May 14, 2024 Exhibit H	Citation 230034-1 was issued for the Building and Solid Waste Code violations. This citation was sent via first class mail and was not returned to the County. This citation remains unpaid.
July 2, 2024 Exhibit I	I conducted a site inspection and confirmed the cargo container and some of the solid waste remained. A review of permits showed that no permits had been obtained for the cargo container or the commercial building
July 15, 2024	The County referred this matter to the Code Enforcement Hearings Officer.

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

- The Respondents be ordered to bring the property into compliance with the Clackamas County Building Code within 30 days of the Continuing Order.
  - Submit required permit applications for the remodel to the commercial building to an authorized use. Respond to all requests for additional plan review information within ten days of being notified by Building Codes. The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes in order to prevent delay of the issuance of permits. Final approved inspections be obtained not later than 45 days of the date of receipt of your approved permits.
  - Submit required permit applications for the cargo container. Respond to all requests for additional plan review information within ten days of being notified by Building Codes. The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes in order to prevent delay of the issuance of permits. Final approved inspections be obtained not later than 45 days of the date of receipt of your approved permits; **OR**
  - Remove the cargo container to an authorized location.
- The Respondents be ordered to bring the property into compliance with the Clackamas County Solid Waste and Waste Management Code within 30 days of the Continuing Order.
  - Remove or screen all solid waste, including but not limited to equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or waste that is visible from the road or surrounding properties.
  - Remove the inoperable and/or not currently licensed vehicles or render them, operable and licensed to persons currently residing on the subject property. Screen no more than two (2) vehicles from view of the road and surrounding properties.

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 Solid Waste Code violations of up to \$1,000.00 for date cited May 14, 2024.
- The imposition of civil penalties for the Building Code violations of up to \$4,000 for date cited May 14, 2024.

- The administrative compliance fee to be imposed from December 2023 until the violations are abated. As of this report the total amount due is \$525.00.
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fail to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



October 30, 2023

Hardeep Singh & Charanjit Brar  
29384 S. Molalla Avenue  
Molalla, OR 97038

**Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 513 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.**

Site Address: 22001 S. Beaver Creek Rd., Beaver Creek, OR 97004  
Legal Description: T3S, R2E, Section 26B, Tax Lot 01100

It has come to the attention of Clackamas County Code Enforcement that there may be a transient camp established on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 513 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

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

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

Telephone number is 503-742-4459

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

## Department of Transportation and Development

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### **欢迎!** Chinese (Mandarin)

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[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.

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November 28, 2023

Hardeep Singh Brar  
Charanjit Brar  
29384 S. Molalla Avenue  
Molalla, OR 97038

**SUBJECT: Violations of the Clackamas County Zoning and Development Ordinance, Title 12, Section 513.03(A), Clackamas County Building Code, Title 9.02.040 (A), (B), (C), (D), (E) and (K) and Clackamas County Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B)**

**REFERENCE: V0034223**

**SITE ADDRESS:** 22001 S. Beaver Creek Rd., Oregon City, OR 97045  
22005 S. Beaver Creek Rd., Oregon City, OR 97045  
22007 S. Beaver Creek Rd., Oregon City, OR 97045

**LEGAL DESCRIPTION:** T3S, R2E, Section 26B, Tax Lot 01100 and 01000

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

- Residential space created above Beaver Creek Grocery & Deli without permits or land use approval
- Commercial space converted to habitable space without permits or land use approval
- Auto repair business without land use approval
- Accumulation of inoperable and/or non-currently licensed vehicles
- Accumulation of solid waste

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

#### **Residential space created above commercial business without permits or land use approval**

The conversion of a portion of a commercial structure to residential use without permits or land use approval constitutes violations of the Clackamas County Zoning and Development Ordinance, Title 12, Section 513.03(A) and the Clackamas County

Building Code Title 9.02.040 (A), (B), (C), (D), (E) and (K). In order to abate the violation, please complete one of the following **no later than December 28, 2023**:

- Submit applicable building, electrical, plumbing and mechanical applications, technically complete plans and appropriate fee(s) to **convert the upper level of the grocery store back to a commercial use.**
  - Respond to all additional requests for plan review information within 10 days of being notified.
  - 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**;
  
- **Cease the use and apply for land use** for the upper floor of the grocery store to be used as residential space. If approval is granted, meet all Conditions of Approval, **and**;
  
- Submit applicable building, electrical, plumbing and mechanical applications, technically complete plans and appropriate fee(s) to **convert the upper level of the commercial structure to a residential use.**
  - Respond to all additional requests for plan review information within 10 days of being notified.
  - 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**;

**Commercial space at 22005 S. Beaver Creek Road adjacent to 22001 Beaver Creek Grocery & Deli converted to Apartments without land use approval or permits**

The conversion of commercial space (Melissa's Furry Friends Pet Grooming) to a residential use without permits or land use approval constitutes violations of the Clackamas County Zoning and Development Ordinance, Title 12, Section 513.03(A) and the Clackamas County Building Code Title 9.02.040 (A), (B), (C), (D), (E) and (K). In order to abate the violation, please complete one of the following **no later than December 28, 2023**:

- Submit applicable building, electrical, plumbing and mechanical applications, technically complete plans and appropriate fee(s) to **convert the space back to a commercial use.**
  - Respond to all additional requests for plan review information within 10 days of being notified.
  - 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**;
  
- **Cease the use and apply for land use** for the commercial space to be converted to a residential use. If approval is granted, meet all Conditions of Approval, **and**;

- Submit applicable building, electrical, plumbing and mechanical applications, technically complete plans and appropriate fee(s) to **convert the commercial space to a residential use.**
  - Respond to all additional requests for plan review information within 10 days of being notified.
  - 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**;

**Commercial activities without land use approval**

Currently an auto repair business is operating without land use approval. This activity constitutes a violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 513.03(A). The subject property is zoned Rural Commercial (RC). On this site an auto repair business must receive land use approval in order to operate. You must abate the violation by completing one of the following **no later than December 28, 2023:**

- Cease the unauthorized uses and schedule an inspection to confirm, **or**;
- Cease the unauthorized use and submit applicable land use application(s) to the Clackamas County Planning Department to receive approval to operate the business.
  - If the business receives land use authorization, the violation will be closed only after confirmation that all conditions of approval have been met.

**Solid Waste**

An accumulation of solid waste constitutes a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than December 28, 2023:**

- Remove or screen all solid waste, including but not limited to equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or waste that is visible from the road or surrounding properties.

**Inoperable and/or Non-Currently Licensed Vehicles**

Inoperable and/or non-currently licensed vehicles constitute a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than December 28, 2023:**

- Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or**;

- Render the inoperable and/or currently unlicensed vehicles, operable and licensed, **and/or**;
- Place the inoperable and/or not currently licensed vehicles inside a permitted structure, **and/or**;
- Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (C)). Please note: placing vehicles under tarps or tarp structures does not remedy the violation.

## **CONTACT INFORMATION**

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

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

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

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

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

## **ITEMS INCLUDED IN THIS PACKET**

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



Diane Bautista  
Code Enforcement Specialist  
Clackamas County Code Enforcement



## Important Notices

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



After recording return to:  
Hardeep Singh Brar and Charanjit  
Brar  
29384 S Molalla Ave.  
Molalla, OR 97038

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Hardeep Singh Brar and Charanjit Brar  
29384 S Molalla Ave.  
Molalla, OR 97038

File No.: 7081-3135064 (ALS)  
Date: December 28, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records  
Sherry Hall, County Clerk

**2019-000523**

01/04/2019 11:29:00 AM

D-D                      Cnt=1 Stn=4 STEPHEN  
\$15.00 \$16.00 \$10.00 \$62.00

**\$103.00**

FIRST AMERICAN - 3135064

### STATUTORY WARRANTY DEED

**Young Kun Kim and Hyong Pun Kim, as tenants by the entirety.**, Grantor, conveys and warrants to **Hardeep Singh Brar and Charanjit Brar, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$950,000.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 31 day of December, 2018.

Yong Kun Kim  
Yong Kun Kim

Hyong Pun Kim  
Hyong Pun Kim

STATE OF Oregon )  
County of Clackamas )ss.

This instrument was acknowledged before me on this 31<sup>st</sup> day of December, 2018  
by **Yong Kun Kim and Hyong Pun Kim.**

Lana Renee Wilson  
Notary Public for Oregon  
My commission expires: 11/17/2020



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**PARCEL I: 32E26B 01100 00895794**

**A tract of land in the Northwest one-quarter of Section 26, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:**

**Beginning at the intersection of the East line of the Oregon City and Cuttings Hill Road as established by Order Vacating recorded November 7, 1974 in Book 399, page 93, Deed Records and the South line of Beeson Road (also known as Highland Road); thence East along the South line of said Beeson Road, 109.35 feet to the Northwest corner of that tract described in Deed to Walter H. Heft, et ux, recorded April 4, 1947 in Book 388, page 196, Deed Records; thence South along the West line of said Heft Tract 158.73 feet to the Southeast corner of that tract described in Deed to John H. Watts, et ux, recorded April 9, 1947 in Book 388, page 405, Deed Records; thence West along the South line of said Watts Tract and its Westerly extension 109.35 feet to the East line of said Oregon City and Cuttings Hill Road; thence North 158.73 feet to the place of beginning.**

**PARCEL II: 32E26B 01000 00895785**

**A part of Section 26, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:**

**Beginning at the intersection of the South line of Beeson Road (also known as Highland Road) and the East line of the Oregon City Cuttings Hill Road; thence South along said East line, 158.73 feet to the true point of beginning; thence continuing South, along said East line, 49.98 feet; thence East 104.35 feet, to the Southwest corner of that tract deeded to Walter H. Heft, et ux, by Book 388, page 196, Deed Records; thence North parallel with the East line of the Oregon City Cuttings Hill Road, 49.98 feet; thence West 104.35 feet to the true point of beginning.**

**NOTE: This Legal Description was created prior to January 01, 2008.**













December 27, 2023

Hardeep Singh Brar  
Charanjit Brar  
29384 S. Molalla Avenue  
Molalla, OR 97038

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

**SITE ADDRESS:** 22001 S. Beaver Creek Rd., Oregon City, OR 97045

**LEGAL DESCRIPTION:** T3S, R2E, Section 26B, Tax Lot 01100

This letter serves as notice of violation of the Clackamas County Code. The violation includes:

- Cargo (shipping) container placed without permit

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

#### **Cargo (shipping) container placed without permits**

The placement of a shipping container requires a building permit. Please complete one of the following **no later than January 27, 2024**:

- Please contact the Building Department at 503-742-4240 regarding Plan Review submittal requirements and submit the building permit application and appropriate fee(s).
  - The permit must be picked up within ten days of being notified.
  - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued, **or**;
- Remove the containers and place at a legal location.

## **CONTACT INFORMATION**

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

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 9:00 a.m. to 2:00 p.m. Monday through Thursday.

## **ITEMS INCLUDED IN THIS PACKET**

1. Violation Letter
2. Required Notice of Fines and Penalties
3. Policies and Procedures for Cargo (Shipping) Containers



Diane Bautista  
Code Enforcement Specialist  
Clackamas County Code Enforcement

## **REQUIRED NOTICE OF FINES AND PENALTIES**

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.

Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered the County may file and record the order for payment in the County Clerk Lien Road.

Also, be advised that non-compliance with a Hearing Officer's Order may result in the matter being referred to County Counsel; for legal action in Circuit Court which may result in additional penalties or other sanctions.

Finally, recurrence of abated violations may result in the issuance of a citation without prior notice.

# Clackamas County

150 Beaver Creek Rd  
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

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**Location:**

22001 S BEAVERCREEK RD BEAVERCREEK OR 97004

**Inspection Date:**

Tue, 06 Feb 2024

**Record Type:**

Code Enforcement - Violation

**Record ID:**

V0034223

**Inspection Type:**

270 Miscellaneous/Consultation

**Inspector:**

Luke Johnson

**Inspector Phone:**

971-235-1678

**Inspector Email:**

LJohnson2@clackamas.us

**Result:**

In Violation

**Submit Time:**

Tue, 06 Feb 2024 3:06:PM

**Comments:**

Ducting required at range hood.

Permits required for mechanical, plumbing and electrical work that has been completed. OSSC 105

Mechanical work is dryer duct, range hood and bath fans.

Permits are required for change of use and creating rooms. I can't tell which rooms have been permitted and which haven't. A Engineer evaluation of the structure may be needed.

Things that could come up during plan review would be ADA upgrades and parking spaces. Entryways into the building would need to comply with ADA requirements depending on permits use.

















05/14/2024 09:22



05/14/2024 09:23



05/14/2024 09:22



05/14/2024 09:22









Citation No. 230034-1

Case No. V0034223

# ADMINISTRATIVE CITATION

Date Issued: May 14, 2024

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

Name: Hardeep Singh  
Name: Charanjit Brar  
Mailing Address: 29384 S. Molalla Avenue  
City, State, Zip: Molalla, OR 97038

Date Violation(s) Confirmed: On the 14th day of May, 2024, 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): 22001 S. Beaver Creek Rd., Beaver Creek, OR 97004

Legal Description: T3S, R2E Section 26B, Tax Lot(s) 01100

**Law(s) Violated:**

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A), (B), (C) and (D)
- Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060

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

- 1) Remodel to commercial building without permits or inspections.

Maximum Civil Penalty \$1,000.00                      Fine: This is not subject to fine amount.

- 2) Electrical installation in a commercial building without the benefit of permits and inspections.

Maximum Civil Penalty \$1,000.00                      Fine: This is not subject to fine amount.

- 3) Mechanical installation in a commercial building without the benefit of permits and inspections.

Maximum Civil Penalty \$1,000.00                      Fine: This is not subject to fine amount.

- 4) Plumbing installation in a commercial building without the benefit of permits and inspections.

Maximum Civil Penalty \$1,000.00                      Fine: This is not subject to fine amount.

- 5) Accumulation of Inoperable and non-currently licensed vehicles, tires, carpet and miscellaneous debris.

Maximum Civil Penalty \$1,000.00                      Fine: \$200.00.

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$200.00. 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 14, 2024  
Telephone No.: 503-742-4459                      Department Initiating Enforcement Action: Code Enforcement

V0034223

## **PLEASE READ CAREFULLY!**

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

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

**Options:**

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

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

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

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

### STATEMENT OF UNDERSTANDING

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_





