



NOTICE OF HEARING

December 5, 2022

Khollis LLC
PO Box 672
Carlton, OR 97111

RE:: County of Clackamas v. Khollis LLC
File: V0001316

Hearing Date: January 10, 2023

Time: This item will not begin before 12:30 pm however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

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

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. We have sent you the Zoom invite to tsm123@comcast.net. Please contact Jennifer Kauppi if you are unable to find the email.

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

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

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

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

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

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

KHOLLIS LLC,

Respondent,

File No: V0001316

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: PO Box 672, Carlton, OR 97111.

2.

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

47454 SE Dowling Rd., Sandy, OR 97055 also known as T2S, R5E, Section 34, Tax Lot 00301, and is located in Clackamas County, Oregon.

3.

On or about the 29th day of August, 2022 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain approved building permits and approved final inspections on an accessory structure, shop and manufactured home. This violation is a Priority 1 violation is pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondent in the following manner: Administrative Citation #1600013 in the amount of \$900.00 was mailed via first class mail on August 29, 2022. A copy of the notice document is attached to this Complaint as Exhibit F and incorporated by this reference.

6.

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

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the 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 9.02 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

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 6th of December, 2022.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

KHOLLIS LLC,

Respondent.

File No.: V0001316

STATEMENT OF PROOF

History of Events and Exhibits:

January 8, 2016	Clackamas County received a complaint regarding construction of an accessory structure, shop and single family residence without permits.
January 11, 2016 Exhibit A	An alleged letter was sent to the owner at the time Curtis Safley regarding the alleged construction without permits.
January 11, 2016 Exhibit B	Aerial imagery of the subject property confirmed that between July 18, 2010 and March 31, 2016 a two story accessory structure and a single level accessory structure were built.
January 20, 2016 Exhibit C	Permits B0030716, E0038216 and P0012116 were submitted for the two story shop only. These permits were reviewed and issued on April 14, 2016. The permits have not received final approved inspections and are expired. The manufactured home placement permit MH011607 was issued on October 2, 2007. The permit has not received final approved inspections and is expired. No permits have been submitted for the single level accessory structure.
February 17, 2021 Exhibit D	Correspondence was sent to the Respondent with a deadline of December 12, 2020 to abate the Building Code violations. All administrative compliance fees before February 17, 2021 were voided.
April 25, 2022 Exhibit E	Correspondence was sent the Respondent and Registered Agent with a deadline of May 25, 2022 to abate the Building Code violation.
August 29, 2022 Exhibit F	Citation 1600013 for \$900.00 was issued to KHOLLIS LLC for the Building Code violation. A copy of the citation was also sent to the Registered Agent. This citation was sent first class mail. The copy that was sent to the Registered Agent was returned to the County. The copy sent to the owner was not. This citation remains unpaid

November 28, 2022

This file was referred to the Hearings Officer

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Building Code within 45 days of the date of the Order by obtaining all required permits and approved final inspections for the 2 story accessory structure, single story accessory structure and manufactured home.
- Code Enforcement to confirm compliance of the above item and the County will submit a post hearing status report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1000.00 for date cited August 29, 2022 for a total amount due of \$1,000.00.
- Payment for Citation No. 1600013 for \$900.00 for a total amount due of \$900.00.
- The administrative compliance fee to be imposed from February, 2020 until the violation is abated. As of this report the total is \$1,650.00
- 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.



January 11, 2016

Curtis Safley
35838 Chinook Street
Sandy, OR 97055

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

Site Address: 47454 SE Dowling Rd., Sandy, OR 97055
Legal Description: T2S, R5E, Section 34, Tax Lot 00301

It has come to the attention of Clackamas County Code Enforcement that construction of a single family residence as well as an accessory structure may have been done without the benefit of permits.

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

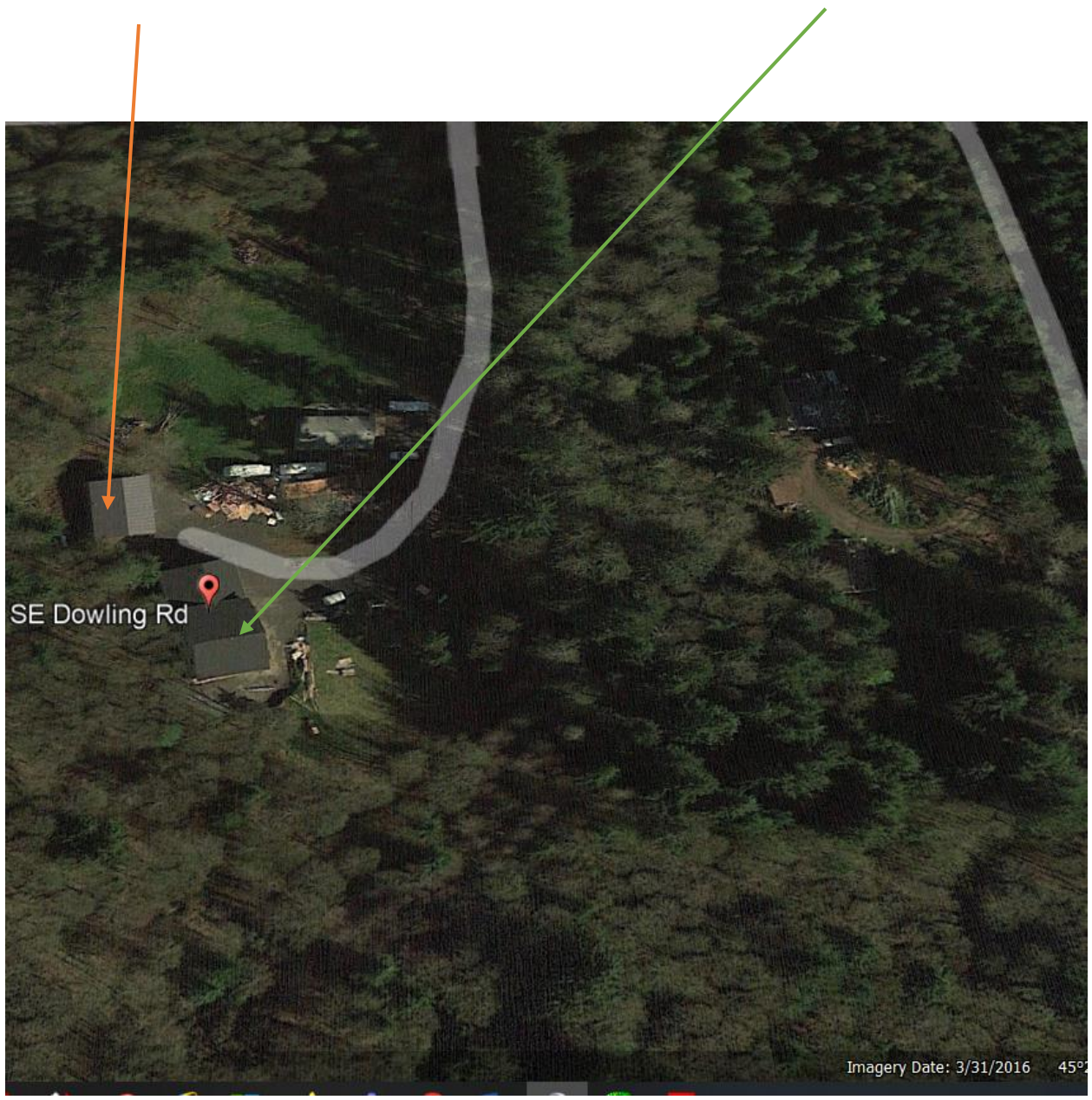
Please contact me within ten (10) days of the date of this letter in order to discuss this matter. My e-mail address is deanbro@clackamas.us and my telephone number is 503-742-4459.

DEAN BROWN
Clackamas County Code Enforcement

**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.*



07/18/2010



03/31/2016

Green arrow – 2 story accessory structure

Orange arrow – accessory structure



Permit #: B0030716 Applied: 01/20/2016
 Type: Accessory Structure / Residential Approved: 04/08/2016
 Status: Expired Final:
 Valuation: \$195,195.00 Expiration: 07/23/2018
 Address: 47454 SE DOWLING RD SANDY, OR 97055

Applicant: CENTRAL SERVICE, INC 541-420-2977
 Owner: SAFLEY CURTIS
 Contractor: CENTRAL SERVICE, INC

Certificate of Occupancy Required:

Parcel: 25E34 00301 Class: 434-Residential addition/remodel
 Entered By: KATHLEENC Occupancy: Private Garages Wood Units: Frame
 Insp Area: 4-RK Bldgs:
 Printed: 04/13/2022 Violation:
 Description: V0001316 - SAFLEY - 2 STORY SHOP WITH STORAGE AND BATHROOM ON 2ND FLOOR - BUILT W/O PERMITS
 Conditions:

NOTICE: In accordance with ORS 455.355, the disposal of thermostats that contain mercury shall be in accordance with programs established by thermostat manufacturers, their representative or distributor, or by delivery to sites that will ensure that the mercury does not become part of the solid waste stream or wastewater.

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (EAS). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

Any Transportation or Park System Development Charge decision made by the Department may be appealed to the County TSDC Hearings Officer by filing a written request with the Department within 14 days of the final decision. The fee is \$500.00.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
1 & 2 Family Mechanical Minimum Permit and Reinspection Fee	85	\$85.00
State Surcharge	1	\$10.20



Permit #: E0038216	Applied: 01/20/2016
Type: Electrical / Electrical	Approved: 04/14/2016
Status: Expired	Final:
Valuation: \$0.00	Expiration: 07/16/2018
Address: 47454 SE DOWLING RD SANDY, OR 97055	

Applicant:
 Owner: SAFLEY CURTIS
 Contractor: THE POWER WORKS 503-310-9745

Certificate of Occupancy Required:

Parcel: 25E34 00301	Class:
Entered By: KATHLEENC	Occupancy:
Insp Area:	Units: Bldgs:
Printed: 04/13/2022	Violation:
Description: SAFELY - SHOP WITH STORAGE AND BATHROOM ON 2ND FLOOR	
Conditions:	

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Electrical State Surcharge	1	\$74.64
Branch Circuits w/ Purchase Service or Feeder	25	\$300.00
Permanent Service/Feeder - <200 Amps	2	\$322.00
Manual Renewal Fee	85	\$85.00
Electrical State Surcharge	0	\$10.20
Investigation Fee (Hours)	1	\$85.00
Total Fees:		\$876.84
Total Payments:		\$876.84
Balance Due:		\$0.00

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



Permit #: P0012116	Applied: 01/20/2016
Type: Plumbing / Plumbing	Approved: 04/14/2016
Status: Expired	Final:
Valuation: \$0.00	Expiration: 07/16/2018
Address: 47454 SE DOWLING RD SANDY, OR 97055	

Applicant:
 Owner: SAFLEY CURTIS
 Contractor:

Certificate of Occupancy Required:

Parcel: 25E34 00301	Class:
Entered By: KATHLEENC	Occupancy:
Insp Area:	Units: Bldgs:
Printed: 04/13/2022	Violation:
Description: SAFELY - SHOP WITH STORAGE AND BATHROOM ON 2ND FLOOR	
Conditions:	

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (EAS). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
Investigation Fee (Hours)	1	\$85.00
State Surcharge	1	\$25.56
Water Closet	1	\$31.00
Roof Drains - Residential and Duplex	1	\$182.00
Manual Renewal Fee	85	\$85.00
State Surcharge	0	\$10.20
Total Fees:		\$418.76
Total Payments:		\$418.76

Clackamas County
Department of Transportation & Development - Building Codes Division
9101 SE Sunnybrook Blvd., Clackamas, OR 97015
www.co.clackamas.or.us

Permit No: MH011607

Applied: 07/10/2007

Type: Mobile Home

Approved: 10/02/2007

Status: ISSUED

Final:

Expiration: 03/30/2008

Address: 47454 SE DOWLING RD CLAC

Location:

Parcel: 25E34 00301

Entered By: KV

Contact Ph: 503-319-0258

Printed: 10/02/2007

Inspection Area:

Description: SAFLEY MH PLACEMENT

APPLICANT : SAFLEY CURTIS PO BOX 94 BORING, OR 97009 503-319-0258

OWNER : SAFLEY CURTIS PO BOX 94 BORING, OR 97009

CONTRACTOR : CUNNINGHAM CONSTRUCTION INC PO BOX 1452 BORING, OR 97009 (503)
663-2912

Any Transportation or Park System Development Charge decision made by the Department may be appealed to the County TSDC Hearings Officer by filing a written request with the Department within 14 days of the final decision. The fee is \$500.00.

Permit Fees.....:	\$376.20
State Surcharge.....:	\$56.89
Reinspection Fees.....:	\$0.00
Total MH Fees.....:	\$433.09
Planning Surcharge.....:	\$40.00
N Clack Parks SDC Fees.:	\$0.00
Transportation SDC Fees:	\$4,062.00

Total Fees.....:	\$4,495.09
Total Payments:	\$4,495.09
Balance Due....:	\$0.00

February 17, 2021

VIOLATION NO: V0001316

Khollis LLC.
PO Box 672
Carlton, OR 97111

SUBJECT VIOLATION(S) OF:

1. **CLACKAMAS COUNTY BUILDING CODE AND ENFORCEMENT OF THE COUNTY BUILDING CODE ORDINANCE TITLE 9.02.040**

SITE ADDRESS: 47454 Dowling Rd., Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R5E, SECTION 34, TAX LOT 00301

ZONING: FF-10 (Farm Forest 10 Acre)

THIS LETTER SERVES AS NOTICE OF A VIOLATION OF THE CLACKAMAS COUNTY ORDINANCES. THE VIOLATIONS INCLUDE:

1. Manufactured home permit MH011607 expired without all inspections completed, and;
2. Plumbing permit #P0012116, electrical permit #E0048216 and building permit #B0030716 all expired without final inspections, and;
3. Mechanical permit #B0525417 is pending and has not received all inspections, and;
4. Work was completed on that has not received permits. Permits #B0475018 is waiting information or residence, #E0502818 is in lobby status and has not been picked up, and #P0219718 is in lobby status and has not been picked up.

On January 8, 2016 Clackamas County Code Enforcement received a complaint. The file was reassigned to Clackamas County Code Enforcement Specialist Shane Potter who sent a letter introducing himself and briefly explaining the violations on October 8, 2018. Recent review of the file shows new ownership. On February 20, 2020 I spoke with the respondent who provided me another mailing address.

The following section provides details of the violation. This section also provides options on how to address the violation. Department contact information can be found towards the end of this letter under "CONTACT INFORMATION". You may contact that department to discuss the options outlined or ask questions for other possible solutions, if they may exist. This letter may not address all violations that exist on the site and instead is intended to address those violations identified during the review and/or inspections that have occurred.

UNPERMITTED CONSTRUCTION

There are a series of permits for this address that have not been picked up and/or inspections completed. Below is a list of those permits and how to address. Performing work requiring a permit and/or inspections without obtaining said permit and completing

all inspections constitutes a violation of the Clackamas County Code Title 9.02.040. To abate these violations you must complete the following **no later than December 12, 2020**:

1. The manufactured home (Permit #MH011607) still has not received a final inspection. You can address by:
 - a. Contact Clackamas County Building Department to determine if this permit can be renewed or if a new permit will need to be issued. If a new permit is required you must submit the new permit by the deadline mentioned above.
 - b. Once you have been notified that the permit is ready you must pick up the permit within ten (10) calendar days.
 - c. You must then obtain all required inspections within forty-five (45) days from the date the permit is picked up.
2. There is a mechanical permit (Permit #B0525417) that has expired without all inspections being completed. You can address by:
 - a. Contact Clackamas County Building Department to determine if this permit can be renewed or if a new permit will need to be issued. If a new permit is required you must submit the new permit by the deadline mentioned above.
 - b. Once you have been notified that the permit is ready to be issued you must pick up the permit within ten (10) calendar days.
 - c. You must then obtain all required inspections within forty-five (45) days from the date the permit is picked up.
3. There is a pole barn that has not been completed (building permit #B0030716 – plumbing permit #P0012116 – and electrical permit #E003216. You can address by:
 - a. Contact Clackamas County Building Department to determine if this permit can be renewed or if a new permit will need to be issued. If a new permit is required you must submit the new permit by the deadline mentioned above.
 - b. Once you have been notified that the permit is ready to be issued you must pick up the permit with ten (10) calendar days.
 - c. You must then obtain all required inspections within forty-five (45) days from the date the permit is picked up.
4. The last set of permits is for a residence that began construction and did not have permits. Permits have since been applied for but have not been issued. The permits include building permit #B0475018 – plumbing permit #P0219718 and electrical permit #E0502818. You can address by:
 - a. Contact Clackamas County Building Department to determine if this permit can be renewed or if a new permit will need to be issued. If a new permit is required you must submit the new permit by the deadline mentioned above.
 - b. Once you have been notified that the permit is ready to be issued you must pick up the permit within ten (10) calendar days.
 - c. You must then obtain all required inspections within forty-five (45) days from the date the permit is picked up.

CONTACT INFORMATION

Code Enforcement Specialist – Shane Potter – If you have any other questions please feel free to contact me at 503-742-4465 or email at spotter@clackamas.us

Building Department (Permits) – If you have questions regarding the permit process and other permitting questions please call the Building Department (Permitting) at 503-742-4240 or email me at bldgservice@clackamas.us

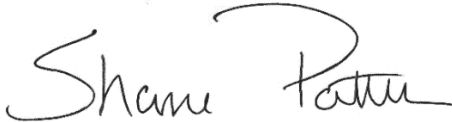
During the COVID event our offices are closed, however staff is working to assist you and may be reached online and by telephone. Inspections are also occurring during this time.

Once this event is over and our offices open you may also stop by the Planning, Permitting, and Code Enforcement Offices at the Development Services Building located at 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8 a.m. and 4 p.m. Monday through Thursday and 8 a.m. to 3 p.m. on Fridays.

In order to provide the highest level of customer service, please bring a copy of this correspondence when visiting the County. You can also review the entire code by going to:
<https://www.clackamas.us/code>

ITEMS INCLUDED IN THIS PACKET

- Violation Letter
- Required Notice of Fines and Penalties

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive, flowing style.

Shane Potter
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 Official Records
Sherry Hall, County Clerk

2016-068058



\$63.00

01989509201600680580030032

10/04/2016 09:21:57 AM

D-D Cnt=1 Stn=9 COUNTER1
\$15.00 \$16.00 \$22.00 \$10.00

3P



**CLACKAMAS
COUNTY
RECORDING
DEPARTMENT
CERTIFICATE
PAGE**

**This page must be included
if document is re-recorded.**

Do Not remove from original document.

return to Steven Salmon

PO Box 672
Carlton, Ore
97111

TAX statement
Steven Salmon

47454 SE Dowling Rd
Sandy, Oregon 97055

Consideration \$65,000.

WARRANTY DEED
(Statutory Form)

1. CURTIS SAFLEY, Grantor, conveys and warrants to KHOLLIS LLC, an Oregon Limited Liability Co. Grantee, the following described real property free of encumbrances except as specifically set forth herein:
2. 47454 SE Dowling Rd. Sandy, OR 97055, a parcel of approximately 9 acres, and all improvements thereon situated in Sandy, Clackamas County, State of Oregon and further described as:

THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

25E34 00301 00702975

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 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, 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 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 AND 195.305 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 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.

3. The true consideration for this conveyance is set out in the memorandum of contract between the parties dated 05/01/2016.

Dated this 20 day of August, 2016.

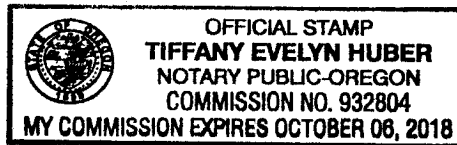
Curtis Safley
Curtis Safley

STATE OF OREGON)
) ss.
County of Oregon)
 Clackamas

The foregoing instrument (Warranty Deed) was acknowledged before me Tiffany Evelyn Huber, Notary Public for Oregon, by Curtis Safley in Clackamas County, OR on this 20 day of August, 2016.

by:

Tiffany Evelyn Huber
Notary Public for Oregon
My commission expires: 10/4/18



(2)

(3)



150 Beaver Creek Rd
 Oregon City, OR 97045
 503-655-8671

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[Property Search](#) > [Search Results](#) > Property Summary

Property Account Summary

2/11/2021

Account Number	00702975	Property Address	47454 DOWLING RD , SANDY, OR 97055
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General Information

Alternate Property #	25E34 00301
Property Description	Section 34 Township 2S Range 5E TAX LOT 00301
Last Sale Price	\$65,000.00
Last Sale Date	10/27/2016
Last Sale Excise Number	305337
Property Category	Land &/or Buildings
Status	Active, Delinquency, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	046-004
Remarks	PROPERTY IS IN FORECLOSURE - CONTACT COUNTY TAX FORECLOSURE CLERK

Property Characteristics

Property Tax Deferral	Potential Additional Tax Liability
Neighborhood	16054: Sandy East to Alder Creek all other
Land Class Category	641: Forestland improved
Building Class Category	14: Single family res, class 4
Year Built	2015
Acreage	9.85
Fire patrol acres	8.85
Change property ratio	6XX

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2000	0 X 0	2015	45	2.0	0	1	0

Parties

Role	Percent	Name	Address
Taxpayer	100	SALMON STEVEN	47454 DOWLING RD, SANDY, OR 97055
Owner	100	KHOLLIS LLC	NO MAILING ADDRESS, AVAILABLE,

Property Values

Business Name Search

New Search	Printer Friendly	Business Entity Data				02-11-2021 15:39	
Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?	
1214558-93	DLLC	INA	OREGON	05-09-2016			
Entity Name	KHOLLIS, LLC						
Foreign Name							

New Search	Printer Friendly	Associated Names					
Type	PPB	PRINCIPAL PLACE OF BUSINESS					
Addr 1	47454 SE DOWLING AVE						
Addr 2							
CSZ	SANDY	OR	97055		Country	UNITED STATES OF AMERICA	

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT			Start Date	05-09-2016	Resign Date	
Name	TERENCE	S	MCLAUGHLIN					
Addr 1	313 E MONROE ST							
Addr 2								
CSZ	CARLTON	OR	97111		Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS						
Addr 1	PO BOX 672							
Addr 2	313 E MONROE ST							
CSZ	CARLTON	OR	97111		Country	UNITED STATES OF AMERICA		

Type	MGR	MANAGER				Resign Date		
Name	K	HOLLIS						
Addr 1	47454 SE DOWLING AVE							
Addr 2								
CSZ	SANDY	OR	97055		Country	UNITED STATES OF AMERICA		

New Search	Printer Friendly	Name History			
Business Entity Name	Name	Name	Start Date	End Date	



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 25, 2022

KHOLLIS Inc
PO Box 672
Carlton, OR 97111

Steven Salmon
16409 SE Division St, #216
Portland, OR 97236

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (B),(C),(D),(E) & (G)

VIOLATION: V0001316

SITE ADDRESS: 47454 Dowling Rd., Sandy, OR 97055

LEGAL DESCRIPTION: T2S, R5E, Section 34, Tax Lot 00301

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

- Two story shop built without approved final inspections
- Detached garage built without permits or approved final inspections
- Manufactured Home placed without approved final inspections

VIOLATIONS & HOW TO RESOLVE

On April 25, 2022 research on the above reference property determined that the two story shop and manufactured home have not received approved final inspections and the detached garage was built without approved permits and approved final inspections. Constructing the two story shop and placement of the manufactured home without receiving approved final inspections and constructing the detached garage without approved permits or approved final inspections constitutes a violation of Clackamas County Code Title 9.02.040 (B),(C),(D),(E) and (G) . In order to abate the violations, you must complete the following **no later than May 25, 2022:**

Two-Story Shop Expired Permits

- Please renew permits B0030716, E0038216 and P0012116 and pay appropriate renewal fee(s). Please contact the building department at 503-742-4240 or email them at blbservice@clackamas.us for what will be required for permit renewal.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Detached Garage

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s).
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Manufactured Home Expired Permit

- Please renew permit MH011607 and pay appropriate renewal fee. Please contact the building department at 503-742-4240 or email them at bldservice@clackamas.us for what will be required for permit renewal.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

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

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

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

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

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



Citation No. 1600013

Case No. V0001316

ADMINISTRATIVE CITATION

Date Issued: August 29, 2022

Name and Address of Person(s) Cited:

Name: Kholis LLC
Mailing Address: PO Box 672
City, State, Zip: Carlton, OR 97111

Date Violation(s) Confirmed: On the 29th day of August, 2022, 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): 47454 SE Dowling Rd., Sandy, OR 97055

Legal Description: T2S, R5E Section 34, Tax Lot(s) 00301

Law(s) Violated:

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

Description of the violation(s):

- 1) Failure to obtain approved final inspections for the manufactured home permit number MH011607.

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

- 2) Failure to obtain approved permits and approved final inspections for a detached garage.

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

- 3) Failure to obtain approved final inspections for a two-story shop. Permit numbers B0030716, E0038216 and P0012116.

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 \$900.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: August 29, 2022
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____