



## NOTICE OF HEARING

December 16, 2024

Philip Ragaway Trustee  
9333 SE McBrod Ave.  
Milwaukie, OR 97222

**RE::** County of Clackamas v. Philip Ragaway Trustee  
**File:** V0001024

**Hearing Date:** January 28, 2025

**Time:** This item will not begin before 11:30am 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 Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

## STATEMENT OF RIGHTS

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

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



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to [ragaway@me.com](mailto:ragaway@me.com) a copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

If you would like to present evidence at the Hearing please email or mail your evidence to Jennifer Kauppi 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 Jennifer Kauppi at 503-742-4759 **within 3 calendar days of receipt of the Notice of Hearing.**

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet. **When joining the webinar please accept the request to join as a panelist.**

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

#### Zoom invite

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/83782324655?pwd=Zn9JdXKpJlr7NjTY3i0qbXGWpD4mW4.1>

Passcode:460929

Phone one-tap:

+17193594580,,83782324655# US

+12532050468,,83782324655# US

Join via audio:

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

Webinar ID: 837 8232 4655

## 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  
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

PHILIP RAGAWAY TRUSTEE,

Respondent.

File No: V0001024

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 9333 SE McBrod Ave, Milwaukie, OR 97222.

2.

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

30960 E Multorpor Dr., Government Camp, OR also known as T3S, R8Q, Section 23AB, Tax Lot 07700, and is located in Clackamas County, Oregon. The property is zoned HR and is the location of violation(s) asserted by the County.

3.

On or about the 30th day of January 2024 and on or about the 26<sup>th</sup> day of November, 2024 the Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Section 9.02.040 Priority 1 violation by failing to obtain approved permits and approved final inspections for the addition of a patio cover, deck with stairs, two bedrooms and electrical installed; and a Priority 4 violation for an additional bathroom added to the single-family residence with approved permits.

4.

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

5.

Notice of the violation was given to Respondent in the following manner: Violation Notice dated January 30, 2024 and Citation and Complaint 2400010-1 was mailed via first class mail on November 26, 2024. A copy of the notice document is attached to this Complaint as Exhibits C and F, and incorporated by this reference.

6.

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

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

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence and said range for a Building Code Priority 4 violation being \$100.00 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 Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violation.

DATED THIS 12 day of December, 2024.



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**Jennifer Kauppi**  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

PHILIP RAGAWAY TRUSTEE

Respondent.

File No.: V0001024

STATEMENT OF PROOF

History of Events and Exhibits:

January 17, 2024	Clackamas County received a complaint regarding a remodel to a single-family residence and covered decks built without permits.
January 24, 2024 Exhibit A	Correspondence was sent to the Respondent regarding the alleged violation.
January 24, 2024 Exhibit B	I reviewed online posting of the house on Airbnb. The listing showed a 6 bedroom 3 bathroom home. I also found photos of the new covered decks. The County permitting system reflects that the home was originally approved as a 4 bedroom 2 bathroom residence in 1985.
January 30, 2024 Exhibit C	The Notice of Violation was mailed to the Respondent with a deadline date of March 1, 2024 to abate the violation.
June 6, 2024	Building permit B0401424 was initially submitted to the County on March 27, 2024 but the application was deemed incomplete. On this date the application materials were accepted for plan review.
October 7, 2024 Exhibit D	I reviewed the County permitting system and found the applicant had not responded to the requests for additional plan review information in order proceed with the review of the application. Citation 2400010 was issued for the Priority 1 and Priority 4 Building Code violations. The citation was sent first class mail to the Respondent and was not returned to the County.
November 6, 2024 Exhibit E	The applicant and Respondent were notified that although the building permit was issued it was in a locked status until the required electrical and plumbing permits were submitted.
November 21, 2024	I reviewed the County records and found no electrical or plumbing permits have been submitted to the County for the remodel.
November 26, 2024 Exhibit F	I reviewed Citation 2400010 and found that the code section for the building code was missing from the citation. Amended citation 2400010-1 was sent first class mail to the Respondent and was not returned to the County.



December 12, 2024      This matter 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 exists, the County is requesting a Final Order in this matter recommending the following:

- The imposition of civil penalties for the Building Code violation of up to \$2,000.00 for date cited November 26, 2024.
- The Administrative Compliance fee calculated at \$75.00 per month from February, 2024 until the violation is abated. As of this report the total is \$750.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- The County is requesting the Hearings Officer authorize the County further enforcement action including to proceed to Circuit Court.



January 24, 2024

Philip Ragaway Trustee  
9333 S McBrod Ave.,  
Milwaukie, OR 97222

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

Site Address: 30960 E Multorpor Dr., Government Camp, OR 97028  
Legal Description: T3S, R8Q, Section 23AB, Tax Lot 07700

It has come to the attention of Clackamas County Code Enforcement that a deck may have been constructed and a hot tub installed without the benefit of permits or inspections. Additionally, extra sleeping areas may have been created and a second laundry room added without permits.

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

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

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

Telephone number is 503-742-4759

*\*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.*

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오.



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



Bedroom 6





Bathroom 1



Bathroom 2



Bathroom 3



25 00

Agency R-3-m-1  
 Use of Building F-N  
 Use Family ✓  
 Use Family (no     )  
 Commercial       
 Industrial       
 Bldg.       
 Other     

CLACKAMAS COUNTY  
 DEPARTMENT OF ENVIRONMENTAL SERVICES  
 902 ABERNETHY ROAD, OREGON CITY, OR 97045

# BUILDING PERMIT APPLICATION

Permit No. 1553-85  
 Plan Check No. C-5770-85  
 Construction Cost 162651  
 Permit Fee 590.00  
 Mech. Fee 42.00  
 State Surcharge 25.30  
 Plan Check Fee 394.33  
 Total Fee 1052.13  
 Less Prepaid 252.20  
 Amount Due 799.93

Serial No.       
 Plans Accepted By JM Date 1/9/85  
 Application Received By TM Date 7/9/85

Project Location (Address) 30960 - MULTI-PUR OVERCROSSING

Nearest Cross-Street FRONTAGE ROAD

Subdivision Name DARR SUBDIVISION Lot 1 Block 2

Township 3S Range 8 1/2 E Section 23 AB Tax Lot 7700

Lot Size 5,000 (Sq. Ft.) Building Area 1834 (Sq. Ft.) Basement Area 1070 (Sq. Ft.) Garage Area 0 (Sq. Ft.)

Stories 2 Bedrooms 4 Water Source PUBLIC Sewage Disposal PUBLIC

Estimated Cost of Labor and Material 85,000

Plans and Specifications made by BARCLAY & ASSOC. accompany this application.

Owner's Name Tom Moyer Builder's Name SAME

Address 15431 S.E. 82<sup>ND</sup> DRIVE SUITE D Address     

City Clackamas State OREGON City      State     

Phone 656-1988 Zip 97015 Phone      Zip     

I certify that I am registered under the provisions of ORS Chapter 701 and my registration is in full force and effect. I also agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below. By Barclay & Assoc.

Robert T. Wright APPLICANT HOMEBUILDER'S REGISTRATION NO.      DATE 7/9/85

I certify that I am exempt from the provisions of ORS Chapter 701. The basis for my exemption is     

I agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below.

APPLICANT      DATE     

SEWAGE DISPOSAL REQUIREMENTS:  
 Septic Tank Capacity      Gallons, Drainfield (Equal      or Serial     ) Distribution.

Total Length of Lines      Feet, Number of Lines     , Distance Between Lines      Feet.

Comments:     

PLANNING DEPARTMENT REQUIREMENTS: Fee \$25.00

ONE: HR

Development Construction  Approved  Denied Sewage Disposal  Approved  Denied Plans Checked and Approved  Approved  Denied Planning Department  Approved  Denied Permit Issued 53

By PS Date 9/9/85 By      Date      By      Date 8/20/85 By WPS Date 7/9/85 By TH Date 7/9/85

CVT CAMP E.H. JACKSON CCP-PW-12 EXHIBIT B - PAGE 10 OF 11

# PLUMBING PERMIT APPLICATION

APPLICATION APPROVED

BY JH  
 DATE 9-3-85

Permit No. P-1004-85  
 Serial No. 041007  
 Permit Fee 108.00  
 State Surcharge 4.32  
 Total Fee \$112.32

Project Location (Address) MULTNOR DR. 30960 Bldg. Permit No. C-570-85  
 Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
 Tax Lot 7700 Section R3AB Township 3 Range 8 1/2 E  
 Name and Address of Owner MOYER Phone: \_\_\_\_\_  
 Name and Address of Plumber WALKER PLUMBING SERVICE BAKHTIYAR OR Phone. 623-3744  
 Building (Old or New) NEW Height in Stories 3 Occupied as RES

SCHEDULE OF WORK

FIXTURE OR ITEM	NO.	FEE EACH	TOTAL	FIXTURE OR ITEM	NO.	FEE EACH	TOTAL
Water Closet	<u>2</u>	<u>\$ 5.00</u>		Water System - First 50 ft. or less	<u>1</u>	<u>\$10.00</u>	
Shower Bath		<u>5.00</u>		Water System - Each add'l 100 ft.		10.00	
Bath - Tub	<u>2</u>	<u>5.00</u>		Storm Sewer - First 50 ft. or less		15.00	
Basin	<u>3</u>	<u>5.00</u>		Storm Sewer - Each add'l 100 ft.		10.00	
Sink, Kitchen	<u>1</u>	<u>5.00</u>		Septic Tank Conn. - First 50 ft. or less		15.00	
Dishwasher	<u>1</u>	<u>5.00</u>		Septic Tank Conn. - Add'l 100 ft.		10.00	
Disposal		<u>5.00</u>		Roof Drain - Conductor (Commercial)		5.00	
Clothes Washer	<u>1</u>	<u>5.00</u>		Roof Drain - Leader (Commercial)		3.00	
Water Heater	<u>1</u>	<u>8.00</u>		Roof Drain - Package* Residential & Duplex	<u>1</u>	<u>25.00</u>	
Laundry Tray or Service Sink		5.00		Trap Primers (1 to 5) Over 5 \$1.00 each		5.00	
Floor Drains		5.00		Urinals		5.00	
Bar Sinks		5.00		Catch Basins		5.00	
Other				Other			
Other				Other			
Other				Other <u>sewer by other</u>			

NOTE: Applicants must hold Oregon Registration to conduct a plumbing business or must be home owner/operator not hiring outside help. Indicate status below.

PLUMBING CONTRACTOR LICENSE NO. 3-118PB

Are you registered with the State Builders Board? YES Registration Number 32815

HOME OWNERS I hereby certify that I am the owner of the property described below, at which location I propose to make a plumbing installation for my own use and this property is not being constructed for sale, lease, or rent.

I certify that all plumbing work will be done in accordance with applicable provisions of Oregon Revised Statutes Chapters 447 and 693 and applicable codes and that no help will be employed unless licensed under ORS 693.

Authorized Signature [Signature]  
 Firm Name WALKER PLUMBING  
 Phone Number 623 3744

Date 9/1/85  
 Street Address PO Box 402  
 City Phonetic OR State OR Zip Code 97044

INSPECTION RECORD

Ground Wk By \_\_\_\_\_ Date \_\_\_\_\_  
 Rough By \_\_\_\_\_ Date \_\_\_\_\_  
 Water Service By \_\_\_\_\_ Date \_\_\_\_\_  
 Tub Test By \_\_\_\_\_ Date \_\_\_\_\_  
 Final By \_\_\_\_\_ Date \_\_\_\_\_

Septic Conn. By \_\_\_\_\_ Date \_\_\_\_\_  
 Sewer Conn. By \_\_\_\_\_ Date \_\_\_\_\_  
 Rain Drains By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_  
**EXHIBIT B \_ PAGE 11 OF 11**



**NOTICE OF VIOLATION**

January 30, 2024

Philip Ragaway Trustee  
9333 SE McBrod Ave  
Milwaukie, OR 97222

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

**VIOLATION: V0001024**

**SITE ADDRESS: 30960 E Multorpor Dr., Government Camp, OR 97028**

**LEGAL DESCRIPTION: T3S, R8Q, Section 23AB, Tax Lot 07700**

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

- Patio cover and outside stairs built without permits
- Additional bedrooms added to single family residence without permits
- Additional bathroom added to single family residence without permits

**VIOLATIONS & HOW TO RESOLVE**

On January 17 2024, Clackamas County received a complaint regarding a patio cover, deck and outside stairs that had been built without permits.

I reviewed photos from the real estate listing in 2018, photos listed on the Airbnb site and reviewed the County online permitting history for this property.

The single family residence was built in 1985 and was approved as a 4 bedroom 2 bathroom dwelling. The listing description and Airbnb listing show this property as a 6 bedroom 3 bathroom dwelling. In addition, the basement of the house has several sets of bunkbeds. Between 2018 and 2024 the addition of the deck, patio cover(s) and stairs leading to the 2<sup>nd</sup> story was added to the structure. I reviewed the County permitting system and found no permits had been approved for any of the above mentioned work.

The addition of the bedrooms, bathroom, basement converted to sleep space and patio cover/deck built without approved permits constitutes a violation of Clackamas County Code, Title 9.02.040 (B)(C)(D)(E). In order to abate the violation(s), you must complete the following **no later than March 1, 2024:**

## **Remodel of Single Family Residence and Patio Covers**

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

**\*\*\*Please be advised – an architect or engineer licensed with the State of Oregon may be required to stamp the plans and provide calculations for the patio covers.\*\*\***

- All requests for additional information in order to complete plan review must be responded to within 10 days of being notified.
- The permit(s) must have the fee(s) paid in full within 10 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](mailto: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. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).

*Jennifer Kauppi*

Code Enforcement Permit 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 Beavercreek 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.

Clackamas County Official Records  
Sherry Hall, County Clerk

2019-061404

**Grantor:**

Philip Ragaway  
1601 SE 11<sup>th</sup> Ave.  
Portland, OR 97214



\$103.00

10/03/2019 10:45:23 AM

D-D Cnt=1 Stn=74 DENIM  
\$15.00 \$16.00 \$62.00 \$10.00

**Grantee:**

Philip Ragaway, Trustee  
1601 SE 11<sup>th</sup> Ave.  
Portland, OR 97214

**After recording, return to:**

Michael T. Davis  
12220 SW First Street  
Beaverton, OR 97005

**Until a change is requested,  
all tax statements shall be  
sent to the following address:**

As is on record

**STATUTORY BARGAIN AND SALE DEED**

PHILIP S. RAGAWAY aka PHILIP RAGAWAY, Grantor, conveys to PHILIP RAGAWAY, Trustee, PHILIP RAGAWAY FAMILY TRUST DATED APRIL 1, 2019, or successor trustee, Grantee, all of Grantor's right, title and interest in the following real properties situated in Clackamas County, Oregon, to-wit:

Property 1-

Common: 30960 E. Multorpor Dr., Government Camp, OR 97028  
Legal: See attached Exhibit A

Property 2-

Common: 9333 SE McBrod Ave., Milwaukie, OR 97222  
Legal: See attached Exhibit B

The true consideration for this conveyance is NONE- probate avoidance. The property is being transferred to the Grantor's Trust for the benefit of the Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF

ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336, AND SECTIONS 5 TO 11, 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: Oct 1<sup>st</sup>, 2019.

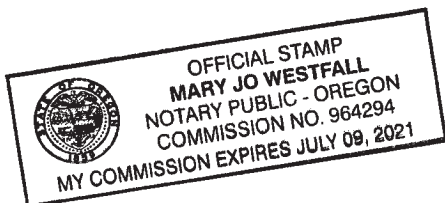
Philip Ragaway aka Philip S. Ragaway, Grantor

STATE OF OREGON       )  
  ) ss.  
County of Washington )

10/, 2019

Personally appeared before me the above named Philip Ragaway aka Philip S. Ragaway and declared the same to be a voluntary act and deed.

Mary Westfall  
Notary Public for Oregon



**38Q23AB07700 EXHIBIT A 00993358**

A tract of land situated in the Northwest one-quarter of Section 23, Township 3 South, Range 8-1/2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at an iron pipe set at the point of intersection of the West line of the Multorpor Overcrossing with the North line of Frontage Road, said iron pipe being South 1271.7 feet and East 192.9 feet from the Northwest corner of Section 23, Township 3 South, Range 8-1/2 East of the Willamette Meridian and running thence North 89°50' East, a distance of 125.00 feet to an iron pipe set at the point of intersection of the East line of Multorpor Overcrossing with the North line of the Frontage Road and being the true point of beginning of the tract herein described; thence from the above described true point of beginning North 0°03'30" East along the East line of Multorpor Overcrossing, a distance of 50.00 feet; thence North 89°50" East parallel with the North line of the Frontage Road, a distance of 100.00 feet; thence South 0°03'30" West parallel with the East line of Multorpor Overcrossing, a distance of 50.00 feet to the North line of the Frontage Road; thence South 89°50' West along said North line 100.00 feet to the true point of beginning.

Exceptions:

1. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

EXHIBIT B

**11E26AD00200**

**00017092**

A part of Tract 11 and 14 and a part of vacated Factory Street of TRACTS 10 TO 20 INC. MILWAUKIE INDUSTRIAL PARK, in the City of Milwaukie, County of Clackamas and State of Oregon, described as follows:

Commencing at the Northwest corner of said MILWAUKIE INDUSTRIAL PARK; thence South 4°57'15" East along the Westerly line of MILWAUKIE INDUSTRIAL PARK and being also the Easterly line of River Road, a distance of 1415.09 feet to a point, said point being the Southwesterly corner of the 0.556 acre parcel of land described in Deed dated January 7, 1960 from Portland Traction Company to Hudson Investment Company and recorded January 14, 1960, in Book 566, Page 242, Deed Records; thence North 85°46'40" East along the Southerly line of said parcel a distance of 484.64 feet to the Southeasterly corner thereof; thence North 4°36' West a distance of 255.00 feet to the True Point of Beginning; said point being the Southwest corner of the one acre parcel of land described in Deed dated March 12, 1964 from Portland Traction Company to Joslyn Manufacturing and Supply Compay; thence North 85°46'40" East a distance of 182.14 feet to a point in the Westerly line of McBrod Avenue; thence South 5°12'32" West along said Westerly line a distance of 309.17 feet to a point; thence South 85°46'40" West a distance of 129.47 feet to a point; thence North 4°36' West a distance of 305.00 feet to the point of beginning.

3

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Citation No. 2400010

Case No. V0001024

# ADMINISTRATIVE CITATION

Date Issued: October 7, 2024

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

Name: Philip Ragaway Trustee  
Mailing Address: 9333 SE McBrod Ave  
City, State, Zip: Milwaukie, OR 97222

Date Violation(s) Confirmed: On the 7th day of October, 2024 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 30960 E Multorpor Dr., Government Camp, OR 97028

Legal Description: T3S, R8Q Section 23AB, Tax Lot(s) 07700

**Law(s) Violated:**

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

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

- 1) Two additional bedrooms and a patio cover with stairs added to single family residence without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00                      Fine: Not subject to fine amount

- 2) Additional bathroom added to single family residence without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00                      Fine: Not subject to fine amount

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

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

Citation issued by: Jennifer Kauppi                      Date: October 7, 2024  
Telephone No.: 503-742-4759                      Department Initiating Enforcement Action: Code Enforcement

## **PLEASE READ CAREFULLY!**

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

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

Options:

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

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

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

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

### STATEMENT OF UNDERSTANDING

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

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

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

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

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

**From:** [Kauppi, Jennifer](#)  
**To:** ["sgs@s-straus.com"](mailto:sgs@s-straus.com)  
**Cc:** ["ragaway@me.com"](mailto:ragaway@me.com)  
**Subject:** Plumbing and Electrical Permits  
**Date:** Thursday, November 7, 2024 3:35:49 PM

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Hello,

Amanda copied me on this email regarding the requirement for the electrical and plumbing permits needing to be issued before the building permit can be unlocked so that you can get your required inspections.

Please have those permits applied and paid for within 10 days of the date of this email – 11/18/2024.

Thank you

Jennifer Kauppi – Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd.  
Primary Phone: [503-742-4759](tel:503-742-4759)

[www.clackamas.us](http://www.clackamas.us)

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.

Were you happy with the service you received today?



[CLICK A SMILEY](#)

---

**From:** Donaldson, Amanda <ADonaldson@clackamas.us> **On Behalf Of** Building Public Service  
**Sent:** Wednesday, November 6, 2024 3:56 PM  
**To:** 'sgs@s-straus.com' <sgs@s-straus.com>  
**Cc:** Kauppi, Jennifer <JKauppi@clackamas.us>  
**Subject:** Plumbing and Electrical Permits

Hello Stewart,

I wanted to make sure you are aware that your building permit will be locked until you obtain the associated Plumbing and Electrical Permits for this violation. Please be aware that you will need to have a licensed electrician assigned to this project since this is a rental. You are able to pull the plumbing permit as a homeowner. I have attached the applications and property owner statement for the plumbing permit. Thank you.



Citation No. 2400010-1

Case No. V0001024

# ADMINISTRATIVE CITATION

## Amended

Date Issued: November 26, 2024

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

Name: Philip Ragaway Trustee  
Mailing Address: 9333 SE McBrod Ave  
City, State, Zip: Milwaukie, OR 97222

Date Violation(s) Confirmed: On the 26th day of November, 2024 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 30960 E Multorpor Dr., Government Camp, OR 97028

Legal Description: T3S, R8Q Section 23AB, Tax Lot(s) 07700

**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) Two additional bedrooms, patio cover with stairs and electrical installed without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00

Fine: Not subject to fine amount

- 2) Additional bathroom added to single family residence without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00

Fine: Not subject to fine amount

You may avoid paying the civil penalty by abating the violation. 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: November 26, 2024  
Department Initiating Enforcement Action: Code Enforcement



## **PLEASE READ CAREFULLY!**

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

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

Options:

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

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

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

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

### STATEMENT OF UNDERSTANDING

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

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

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

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

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