



## NOTICE OF HEARING

September 7, 2022

Wei M Liang  
15451 S Union Mills Rd  
Mulino, OR 97042

**RE::** County of Clackamas v. Wei M Liang  
**File:** V0000222

**Hearing Date:** September 27, 2022

**Time:** This item will not begin before 1:00 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 Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, 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 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.



**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. Please contact Shane Potter within **3 calendar days** of receipt of the notice of hearing to receive either the link or the phone number for the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to SPotter@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.

Contact Shane Potter at 503-742-4465 within 3 calendar days of receipt of the notice of hearing packet to receive your Zoom link and phone number for the hearing. If you are unable to participate in a hearing through the Zoom platform, contact Shane Potter and the hearing will be scheduled to take place in person.

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](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

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### **欢迎!** Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 [www.clackamas.us/transportation/nondiscrimination](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.

WEI M LIANG,

Respondent.

File No.: V0000222

COMPLAINT AND REQUEST FOR HEARING

I, Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 15451 S Union Mills Rd., Mulino, OR 97042

2.

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

15451 S. Union Mills Rd., Mulino, OR, also known as T4S, R2E, Section 27AC , Tax Lot 01000,  
and is located in Clackamas County, Oregon.

3.

On or about the 23rd day of May, 2022 Respondent violated the following laws, in  
the following ways:

- a. Respondent violated Chapter 9.02.040 by failing to obtain all permits and inspections for  
the construction occurring on the subject property. This is a Priority 1 violation  
pursuant to the Clackamas County Violation Priorities.

- b. Respondent violated Ordinance 12.316.03 and Ordinance 12.841.01 by operating a marijuana grow operation without state license and land use approval. This is a priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondent in the following manner:

Administrative Citation #2200002 – 1 in the amount of \$1000.00 was mailed first class mail on May 31, 2022. A copy of the notice document is attached to this Complaint as Exhibit G, and incorporated by this reference.

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

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

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Title Priority 1 violation being \$750.00 to \$1000.00 per occurrence. Said range for a Zoning Code Ordinance Priority 1 violation being

\$750.00 to \$3500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

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

DATED THIS 6<sup>th</sup> day of September, 2022.

A handwritten signature in black ink, reading "Shane Potter". The signature is fluid and cursive, with a large, sweeping initial "S" and a distinct "P" for "Potter".

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Shane Potter  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

File No.: V0000222

v.

WEI M LIANG,

Respondent.

STATEMENT OF PROOF

History of Events and Exhibits:

January 3, 2022  
Exhibit A

Clackamas County received a complaint regarding a marijuana grow without land use approval and multiple structures with electrical and mechanical work without permits.

January 3, 2022  
Exhibit B

Correspondence was mailed by first class mail to the Respondent requesting contact within ten days.

February 10, 2022  
Exhibit C

Clackamas County Code Enforcement Specialist (CES) Shane Potter performed a site visit and found numerous buildings on site. In many of the buildings exhaust fans were present.

March 14, 2022  
Exhibit D

A Violation Notice was mailed by first class mail to the Respondent for a marijuana grow without land use approval and permits for work done on multiple buildings including building, electrical, plumbing and mechanical work.

March 28, 2022

CES Jennifer Kauppi met with the Respondent and their interpreter Peter Kuang. During the discussion the Respondent through Mr. Kuang stated that they were growing marijuana on site in multiple accessory buildings on site, and there are two houses only one of which is being lived in. The Respondent through Mr. Kuang stated that they do not currently have an Oregon liquor Control Commission (OLLC) license for the marijuana grow. The Respondent met with the Planning and Zoning Division and later obtained an application from the Planning and Zoning Division.

March 29, 2022  
Exhibit E

CES Potter and Mr. Kaung exchanged emails about how to address the violation.

May 4, 2022	CES Potter spoke with a representative of OLCC and confirmed that HB 4016 was approved April 4, 2022 placing a moratorium on recreational marijuana production, processing, producing and wholesale type license types that does not expire until March 2024. New applications are not being accepted during this moratorium.
May 23, 2022 Exhibit F	CES Potter performed a site visit showing the buildings and fans that existed in the building along with other equipment.
May 31, 2022 Exhibit G	Citation #2200002 – 1 issued for the marijuana violation and building permit violations was sent first class mail. The first class mail was not returned. The citation has been paid.
June 8, 2022 Exhibit H	The Respondent paid the citation and provided a signed copy of the citation.
August 3, 2022	Clackamas County received continued complaints about nitrogen and other chemicals being delivered to the accessory buildings where the marijuana grow is continuing to occur.
September 1, 2022	The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that violation of a marijuana grow without land use approval and construction activities without permits and inspections exists on the subject property, the County would request a Continuing Order be issued requiring the Respondent:

- The Respondent be ordered to abate the marijuana grow immediately and no longer grow until State licenses and Clackamas County Planning and Zoning Division has approved the use(s).
  - Submit all technically complete plans and obtain all permits for the building, plumbing, electrical, and mechanical work done and pay all fees. This should be done not later than fifteen days of the date of the order.
  - All permits must be picked up within ten days of being notified.
  - Schedule all inspections so that the final inspections may be obtained not later than forty-five days of the date of all permits being issued.
- The Respondent be ordered to abate all building code violations in all the accessory buildings where mechanical, electrical and plumbing work has occurred.
- The Respondent obtain both Planning and Zoning Division and Building Code Division approval for the secondary dwelling.
- 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:
  - Citation #2200002 – 1 for \$1,000.00 was paid.

- The imposition of civil penalties of up to \$3,500.00 for a Planning and Zoning Ordinance violation and imposition of civil penalties of up to \$1,000.00 for a Building Codes Violation for a total of up to \$4,500.00.
  - The administrative compliance fee to be imposed from April 2022 until the violation is abated. As of the date of this report the total is \$375.00.
- If the Compliance Hearings Officer imposes penalties, fines and fees. The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearings Officer to permanently enjoin the Respondent from violating these laws in the future.



S Union Mills Rd



After recording return to:  
Wei M. Liang  
15451 S Union Mills Road  
Mulino, OR 97042-9709

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Wei M. Liang  
15451 S Union Mills Road  
Mulino, OR 97042-9709

File No.: 7072-3588754 (sh)  
Date: October 05, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records  
Sherry Hall, County Clerk

**2020-094101**

11/09/2020 11:20:03 AM

D-D Cnt=1 Stn=75 TIFFANY  
\$15.00 \$16.00 \$10.00 \$62.00

**\$103.00**

### STATUTORY WARRANTY DEED

**Randy L. Bowmer and Chris D. Bowmer, as tenants by the entirety**, Grantor, conveys and warrants to **Wei M. Liang**, 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.

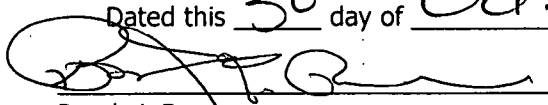
The true consideration for this conveyance is **\$775,000.00**. (Here comply with requirements of ORS 93.030)

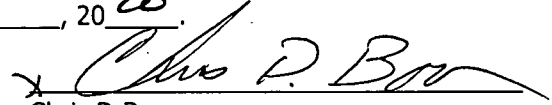
FIRST AMERICAN 3588754-SS



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.

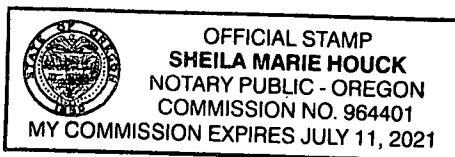
Dated this 30<sup>th</sup> day of Oct., 2020.

  
Randy L Bowmer

  
Chris D Bowmer

STATE OF Oregon )  
County of Clackamas ) ss.

This instrument was acknowledged before me on this 30<sup>th</sup> day of October, 2020  
by **Randy L Bowmer and Chris D Bowmer.**



  
Notary Public for Oregon  
My commission expires: 7/11/2021

**EXHIBIT A**

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

**PARCEL I: 42E27AC01000 01036881**

**A TRACT OF LAND IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 27; THENCE SOUTH 1235.52 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT CONVEYED TO CARLYLE MCKNIGHT, ET UX, BY DEED RECORDED IN BOOK 642, PAGE 604, DEED RECORDS; THENCE NORTH 89°09' EAST, 255.42 FEET TO THE NORTHEAST CORNER OF THE MCKNIGHT TRACT; THENCE SOUTH 4°17'20" WEST, ALONG THE EAST LINE OF SAID MCKNIGHT TRACT, 200.81 FEET TO A POINT; THENCE CONTINUING SOUTH 4°17'20" WEST, ALONG SAID EAST LINE 373.1 FEET TO THE MOST EASTERLY SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°51'12" WEST, 204.18 FEET TO A POINT DESCRIBED AS BEING 1831.5 FEET SOUTH AND 4.12 FEET EAST OF THE NORTH QUARTER CORNER OF SECTION 27, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°25'18" EAST 710.96 FEET TO THE CENTER LINE OF MARKET ROAD NO. 1; THENCE NORTHWESTERLY, ALONG A 10° CURVE TO THE RIGHT, 83.02 FEET TO THE POINT OF TANGENT; THENCE NORTH 65°36'30" WEST, 371.00 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT TRACT CONVEYED TO HAROLD L. CHAPIN, ET UX, BY DEED RECORDED DECEMBER 7, 1973 AS RECORDER'S FEE NO. 73-37743, FILM RECORDS; THENCE NORTH 7°43'54" EAST, ALONG THE EAST LINE THEREOF, 440.00 FEET TO AN INTERIOR ANGLE CORNER THEREON; THENCE NORTH 89°51'12" EAST, 310.00 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL II:**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER A 20.00 FOOT STRIP OF LAND IN SECTION 27, TOWNSHIP 4 SOUTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, THE EAST LINE OF WHICH IS DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT TRACT CONVEYED TO HAROLD L. CHAPIN, ET UX, BY DEED RECORDED DECEMBER 7, 1973 AS RECORDER'S FEE NO. 73-37743, FILM RECORDS, BEING ALSO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL I; THENCE NORTH 7°43'54" EAST, ALONG THE EAST LINE OF SAID CHAPIN TRACT, 440.00 FEET TO AN INTERIOR ANGLE CORNER THEREON.**

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



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 3, 2022

Liang Wei M  
15451 S Union Mills Rd  
Mulino, OR 97042

**Subject: Alleged Violations of the Zoning and Development Ordinance,  
Title 12, Section 316 and the Building Code, Chapter 9.02.040  
of the Clackamas County Code**

Site Address: 15451 S Union Mills Rd, Mulino OR 97042  
Legal Description: T4S, R2E, Section **27AC**, Tax Lot **01000**

It has come to the attention of Clackamas County Code Enforcement that a marijuana grow site may be operating from the above referenced property without land use approval. In addition, new electrical service and mechanical venting may have been installed without the benefit of permits

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section **316** and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

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

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

Telephone number is 503-742-4465

*\*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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### **欢迎!** Chinese (Manderin)

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### **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.

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**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

March 14, 2022

Violation No.: V0000222

Wei M Liang  
15451 S Union Mills Rd.  
Mulino, OR 97042

**VIOLATIONS OF CLACKAMAS COUNTY CODES:**

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT CODE TITLE 12.316.030
2. CLACKAMAS COUNTY ZONING AND DEVELOPMENT CODE TITLE 12.841.01 – MARIJUANA PRODUCTION AND/OR PROCESSING PROCEDURE
3. CLACKAMAS COUNTY BUILDING CODE & ENFORCEMENT OF THE COUNTY BUILDING CODE TITLE 9.02.040 (B, C, D, E & K)

SITE ADDRESS: 15451 S Union Mills Rd., Mulino, OR 97042

LEGAL DESCRIPTION T4S, R2E, SECTION 27AC, TAX LOT(S) 01000

Growing marijuana without land use approval, and  
Multiple dwellings occupied without land use approval, and  
Multiple permits including building, plumbing, electrical and mechanical permits without land use approval.

**MULTIPLE DWELLINGS WITHOUT LAND USE APPROVAL - PLANNING & ZONING DIVISION**

There appears to be numerous occupied buildings on site. In order to abate the code violations on the subject property, please use **one of the following** options for addressing operating a business on site **not later than: April 14, 2022**

1. Vacate the accessory dwellings and use them as they were intended for leaving only one single family residence on site. You must also address all building related issued with any work that has occurred. See the Unpermitted Work section for more on this area. Obtain a site visit from your Code Specialist to confirm this has been abated.

**OR;**

2. If you believe the uses are allowed to continue contact the Clackamas County Planning & Zoning Division at 503-742-4500 or by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) and talk to a Planner regarding the uses. You will need to provide me with the name of the individual you spoke with and the day you spoke with them. If you email please put me in the email chain so I am aware of the conversation that takes place.

**AND;**

3. If you are allowed to keep any additional dwelling(s) you will need to address all permitting requirements as set forth in the Unpermitted Work section of this report.



**OR;**

4. If it is found that additional dwellings are not allowed you must vacate the dwellings within 30 days of such notice and obtain a site inspection to confirm the violation has been abated.

**OR;**

5. If you make application to the Planning Department for a land use application you must:
  - a. First we recommend contacting the Planning & Zoning Division to obtain any information they deem necessary by phone at 503-742-4500 or by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to check if the use is allowed and if so what type of application may be required.
  - b. After consultation you will be required to submit the proper applications for use from the Planning and Zoning Division.
    - i. If Planning & Zoning deems your application incomplete you will have 30 days from the date of the letter they send to notify you of an "incomplete application" to provide this additional information.
  - c. If you are denied and all appeal periods have expired you will need to comply immediately by removing the business and all elements of the business from the location.
  - d. If you are approved and all appeal periods have expired you will need to notify your Code Enforcement Specialist for confirmation so this part of the violation may be closed.

**VIOLATION OF OPERATING A MARIJUANA PRODUCTION AND/OR PROCESSING FACILITY WITHOUT LAND USE APPROVAL - PLANNING & ZONING DIVISION**

There are signs of a marijuana facility operating at this location within one or more outbuildings on the property. Operating a marijuana production and/or processing facility without land use approval or in violation of an existing land use approval constitutes a violation of Clackamas County Title 12.841.01. In order to abate the violation(s) you must complete the following **no later than: April 14, 2022**

1. Remove all marijuana related products and growing except those allowed outright by law

**OR;**

2. Obtain State of Oregon and Clackamas County Planning & Zoning Division approval(s) for production and/or processing by obtaining the proper state and land use permits.

**AND;**

3. If your application for Land Use Approval is deemed "Incomplete" by the Planning & Zoning Division they may allow for a longer period of time to complete the application. However due to this being a violation, if you have not abated the violation during this process, you will be required to provide the additional materials required to "Complete the Application" within 30 days of the letter of incompleteness.

**UNPERMITTED CONSTRUCTION – BUILDING CODES DIVISION**

There are numerous buildings on site that have not been permitted. There appears to be electrical and mechanical work in these buildings that have also not been permitted.

It is assumed with some of them being used as dwellings that plumbing work has also been done without permits. In order to abate the building code violations on the subject property, please use **one of the following** options **not later than: April 14, 2022**

1. If you choose to demolish any one of the multiple outbuildings/accessory dwellings you will need to:
  - a. Demolish the structure(s) and remove the mechanical devices. Obtain building permits to code compliantly decommission the building and utilities connected to the structure. Obtain demolition permits for the building(s) in question, and;
  - b. Obtain plumbing and electrical capping/removal permits for all electrical and plumbing to be removed, and;
  - c. Pay all fees associated with the demolition above and:
    - i. The permit(s) must have the fee(s) paid in full within ten (10) days of being notified they are due by the Building Codes Division
    - ii. Please schedule all inspections so that all inspection(s), including the final inspection(s) may be successfully obtained no later than thirty (30) days of the date of receipt of your issued permit(s).

**OR;**

2. If you obtain planning approval to maintain an accessory dwelling(s) unit you will need to:
  - a. Obtain technically complete plans and appropriate permits for all work including building, plumbing, electrical, and mechanical work and any other permits as required by permitting along with paying the appropriate fee(s) to address the unpermitted work. You will need to also comply with steps outlined in 1.c.i and 1.c.ii above.

**OR;**

3. If you are unable to maintain accessory dwellings you will need to:
    - a. Either demolish them pursuant to (1) above or:
    - b. Obtain permits consistent with (2) above, however you will not be able to keep elements of the kitchen, bathroom, and laundry room(s) as required by both the Building Division and the Planning & Zoning Division.
  4. For all buildings on site not originally permitted, only the house is shown to be permitted, you will need to:
    - a. Obtain permits consistent with (2) above.
- ❖ While permitting may allow for additional time to complete incomplete permits due to this being a violation all required additional information as required by the Building Codes Division must be provided within thirty (30) days of their request for such additional information.
  - ❖ Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

### **CONTACT INFORMATION**

**Planning & Zoning Division** – If you have questions related to items labeled under Planning & Zoning Division please call them at 503-742-4500 or email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)

**Code Enforcement Specialist – Shane Potter** – For all other questions please contact me at 503-742-4465 or email at [spotter@clackamas.us](mailto:spotter@clackamas.us)

**Building Department – Permitting** – If you have questions related to the Building Department please call them at 503-742-4240 or email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)

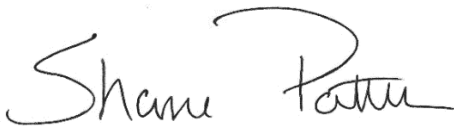
If you have any questions concerning these permit requirements, online submittal process, or land use process, please contact the department listed above at the phone number or email, or you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Friday 8:00 a.m. to 3:00 p.m.

**If you choose to come to the Development Services Building please bring a copy of this correspondence in order for us to provide the highest level of customer service. You may also review the code at: <https://www.clackamas.us/code>**

This letter addresses violations identified and will provide options on how to abate those violations. You should always check with the department identified in the violation for other options that may exist and were not brought up in this letter. Department contact information can be found in this letter under Contact Information. You may contact that department to discuss options outlined or ask for other possible alternatives, if such alternatives exist. Further this letter may not address all violations that exist on site and instead is intended to address those violations identified during the review, research and inspections of this file. Items usually should be addressed in the order they are listed below.

**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

### **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.

**From:** [Peter Kuang](#)  
**To:** [Potter, Shane](#)  
**Subject:** Re: Need help and advice for the permits  
**Date:** Tuesday, March 29, 2022 4:51:14 PM  
**Attachments:** [image001.png](#)

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**Warning: External email. Be cautious opening attachments and links.**

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Thank you Shane for your quick response and I will pass this information to them. Also they like to meet you this Friday about 4pm is ok to you. They like to talk to you face to face and clear up everything.

Thanks  
Peter Kuang

On Tue, Mar 29, 2022 at 4:25 PM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Peter,

The first thing they will need to do is cease operation and remove the marijuana from the property. They will need to obtain state approval first and then Clackamas county approval for the marijuana. They cannot continue to grow it without first obtaining those permits.

They will then need to begin working on getting permits for each building there. According to my review there was the approved house up front. All the other buildings on the property seem to have been added over time. The use of those buildings may have been agricultural in nature and if they were and are to be turned back into that they can get agricultural permits for them. However right now all the buildings seem to be connected to one another which may result in some issues.

Also there is some discussion that there are multiple people living in different areas of the property. There is currently only approval to live in the main house. We could have a building inspector meet you on site to go through the structures to further help you if you have more detailed questions.

Sincerely,

Shane Potter

Clackamas County

Code Enforcement Specialist

503-742-4465

[Spotter@clackamas.us](mailto:Spotter@clackamas.us)

[150 Beavercreek Rd](#)

[Oregon City, OR 97045](#)

**DTD lobby service hours are 8 AM – 4PM Monday to Thursday, and 8AM – 3 PM on Friday.**

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

Development Direct is here!! We're excited to launch Development Direct -- our new one-stop digital services hub for Building Codes and Development Engineering. [Click here to learn more.](#)

Development Direct logo



**From:** Peter Kuang <[peterkjc@gmail.com](mailto:peterkjc@gmail.com)>  
**Sent:** Tuesday, March 29, 2022 4:19 PM  
**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>  
**Subject:** Need help and advice for the permits

**Warning: External email. Be cautious opening attachments and links.**

Hi Shane.

This is Peter Kuang and help my friend's house in Molina, portland. He received some paperworks from you and we was at your office this Monday. We did talk to Jennifer, Melissa and Sherry as well. Sherry said that she will take to you we was there on Monday. So my friend they do need your help how can we step by step to take care of permits and match what city needs please. Please email me or call me at 206-947-4908

I will attach the paper that you send it to my friend's house.

Thanks

Peter Kuang

206-947-4908

--

Sent from Gmail Mobile





















Citation No.: 220002 - 1

Case No.: V0000222

# ADMINISTRATIVE CITATION

Date Issued: May 31, 2022

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

Name: Wei M Liang  
Mailing Address: 15451 S Union Mills Rd.  
City, State, Zip: Mulino, OR 97042

Date Violation(s) Confirmed: May 23, 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): 15451 S Unions Mills Rd., Mulino, OR 97042

Legal Description: T4S, R2E SECTION 27AC, Tax Lot(s) 01000

**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)
- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 and 841.01

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

- 1) Operating a marijuana facility without land use and state approval.

Maximum Civil Penalty \$3,500.00                      Fine \$500.00

- 2) Installation of mechanical and electrical without permits, and electrical, plumbing, mechanical and building permits that have been issued and not completed.

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

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,000.00. 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 \$75.00 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: Shane Potter  
Telephone No.: 503-742-4465

Date: May 31, 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 Beavercreek 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: \_\_\_\_\_



Citation No.: 220002 - 1

Case No.: V0000222

# ADMINISTRATIVE CITATION

Date Issued: May 31, 2022

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

Name: Wei M Liang  
Mailing Address: 15451 S Union Mills Rd.  
City, State, Zip: Mulino, OR 97042

Date Violation(s) Confirmed: May 23, 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): 15451 S Unions Mills Rd., Mulino, OR 97042

Legal Description: T4S, R2E SECTION 27AC, Tax Lot(s) 01000

**Law(s) Violated**

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- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 and 841.01

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

- 1) Operating a marijuana facility without land use and state approval.

Maximum Civil Penalty \$3,500.00                      Fine \$500.00

- 2) Installation of mechanical and electrical without permits, and electrical, plumbing, mechanical and building permits that have been issued and not completed.

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

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,000.00. 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 \$75.00 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.

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Telephone No.: 503-742-4465

Date: May 31, 2022  
Department Initiating Enforcement Action: Code Enforcement

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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: 6/8/22  
Address: 15451 S. Union Mills Road Mulino, OR 97042  
City, State, Zip  
Contact Number: (206) 947-4908 Email: peterkj@gmail.com  
(Translator)