



## NOTICE OF HEARING

February 10, 2025

Nickolas & Celina Holland  
42069 SE Erickson Rd.  
Sandy, OR 97055

**RE::** County of Clackamas v. Nickolas & Celina Holland  
**File:** V0011221

**Hearing Date:** March 11, 2025

**Time:** This item will not begin before 10:30am 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 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 Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

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



You must have access to the internet or to a telephone line to use the Zoom platform, a copy of the link is provided below. 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 Shane Potter 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 Shane Potter at 503-742-4465 **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/81631504577?pwd=9vYaADgx0uwHhjLOqyHLTUxamEepU5.1>

Passcode:134233

#### Phone one-tap:

+12532050468,,81631504577# US

+12532158782,,81631504577# US (Tacoma)

Join via audio:

+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)

+1 719 359 4580 US

+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: 816 3150 4577

## Department of Transportation and Development

### **Nondiscrimination Policy:**

The Department of Transportation and Development is committed to non-discrimination. For more information go to: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) or call (503) 742-4452.

### **¡LE DAMOS LA BIENVENIDA!** Spanish

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

### **ДОБРО ПОЖАЛОВАТЬ!** Russian

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

### **欢迎!** Chinese (Mandarin)

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

### **CHÀO MỪNG!** Vietnamese

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

### **환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER  
FOR THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

NICKOLAS & CELINA M HOLLAND,

Respondents.

FILE NO: V0011221

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents' mailing address is: 42069 SE Erickson Rd., Sandy, OR 97055.

2.

The address or location of the violations of law alleged in this complaint is: 42069 SE Erickson Rd., Sandy, OR 97055, also known as T2S, R5E, Section 30, Tax Lot 00203, and is located in Clackamas County, Oregon. The property is zoned EFU (Exclusive Farm Use).

3.

On or about the 12<sup>th</sup> day of September, 2024, and on or about the 7<sup>th</sup> day of November, 2023, the Respondents violated the following laws, in the following ways:

Title 9 of the Clackamas County Building Code Section 02.040 for failure to obtain permits for work done in the garage/shop and failure to obtain permits for two accessory dwellings created within the garage/shop. This violation is a Priority 1 Violation pursuant to the Clackamas County Violation Priorities.

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Code Section 401.04 for multiple dwellings without land use approval. The property is zoned EFU (Exclusive Farm Use). This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondents in the following manner: Violation Notice dated September 12, 2023 and Citation and Complaint #2100112-1 on November 7, 2023. A copy of the notice documents is attached to this Complaint as Exhibits F and G, and incorporated by this reference.

6.

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissions. Said range for a Priority 1 Building Code Violation being \$750.00 to \$1,000.00 per occurrence and said range for a Priority 2 Zoning Code Violation being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County code;
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and
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.
5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 29<sup>th</sup> day of January, 2025

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping initial "S" and "P".

---

Shane Potter  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY



COUNTY OF CLACKAMAS,

Petitioner,

v.

NICKOLAS & CELINA M HOLLAND,

Respondents.

File No.: V0011221

STATEMENT OF PROOF

History of Events and Exhibits:

- Exhibit A Respondents' mailing address is 42069 SE Erickson Rd., Sandy, OR 97055. The Respondents' own/reside on property addressed as 42069 SE Erickson Rd., Sandy, OR 97055, also known as T2S, R5E, Section 30 Tax Lot 00203, located within Clackamas County. Most of the parcels are zoned RRFF-5 (Rural Residential Farm Forest 5 Acre) with a very small portion zoned EFU (Exclusive Farm Use).
- March 21, 2021 Clackamas County received a complaint about a large dwelling area (apartment 1) above the shop/garage and a small accessory dwelling (apartment 2) on the bottom floor of the shop/garage without land use approval and without obtaining building permits and/or inspections.
- April 1, 2021  
Exhibit B Staff reviewed the listing photos for the property and identified the large apartment still exists on site. Discussions under the previous violation (previous owner) with the owner at that time confirmed that there was a large accessory dwelling built above the garage and a second smaller accessory dwelling was built in the bottom back portion of the garage.
- October 12, 2022  
Exhibit C Staff researched ownership and found new owners existing for this property. Staff prepared a Notice of Violation for a building code and zoning ordinance violation. The notice was mailed first class mail, and the mail was returned.
- January 18, 2023  
Through  
March 14, 2023  
Exhibit D A series of emails between CES Potter and the Respondents. The emails included questions from the Respondents on what needs to be done as well as requests from CES Potter to start working with permits and planning to address these issues.

<p>May 24, 2023 Exhibit E</p>	<p>After review of the file CES Potter identified the previous Notice of Violation from October 12, 2022, it was returned. Even though there had been contact with the Respondents after the date an updated Notice of Violation was mailed first class mail with a deadline to respond of June 24, 2023. The mail was not returned.</p>
<p>September 12, 2023 Exhibit F</p>	<p>CES Potter identified that the property has a small portion of the parcel with EFU zoning. A new Notice of Violation was amended to show this updated zoning information and new date of September 27, 2023, to abate the violation. The notice was mailed first class mail, and the mail was not returned.</p>
<p>November 7, 2023 Exhibit G</p>	<p>A review of permits by CES Potter did not show any progress towards abatement. CES Potter issued Citation #2100112-1 for a priority 1 building code violation (failure to obtain permits) and a priority 2 zoning code violation (multiple dwellings). The citation was mailed first class mail, the mail was not returned, and the citation has not been paid.</p>
<p>November 21, 2023 Exhibit H</p>	<p>A series of emails between CES Potter and the Respondents requesting removal of fees and how to address this violation.</p>
<p>December 17, 2024 Exhibit I</p>	<p>CES Potter reviewed the County permitting system and found no activity has occurred with permits to abate the violation.</p>
<p>January 10, 2025</p>	<p>Clackamas County referred this file to the Code Compliance Hearing Officer.</p>

If the Hearings Officer affirms the County's position that a violation of the Building Code and/or Zoning Ordinance exists on the subject property, the County would request a Final Order be issued requiring the Respondents:

- Payment of Citation NO. 2100112-1 for \$400.00 (the County is requesting removal of the \$500 fine for the building code).
- Payment of civil penalties of up to \$1,000.00 for a Type 1 Building Code violation and up to \$2,500.00 for a Type 2 Zoning Code violation for a total civil penalty of up to \$3,500.00.
- Imposition of administrative compliance fee to be imposed from September 2023 for a total of \$1,050.00. The County is requesting a reduction of \$600.00 due to inactivity for a total request of \$450.00.
- 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 Hearing's Officer to permanently enjoin the Respondents from violating these laws in the future.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.







Property Account Summary  Barcode

<b>Account Number</b>	00699872	<b>Property Address</b>	42069 SE ERICKSON RD , SANDY, OR 97055		
<b>General Information</b>					
Alternate Property #	25E30 00203				
Property Description	Section 30 Township 2S Range 5E TAX LOT 00203				
Property Category	Land &/or Buildings				
Status	Active, Locally Assessed, Use Assessed				
Tax Code Area	046-004				
Remarks					
<b>Tax Rate</b>					
<b>Description</b>	<b>Rate</b>				
Total Rate	13.4345				
<b>Property Characteristics</b>					
Property Tax Deferral	Potential Additional Tax Liability				
Neighborhood	16004: Boring to Sandy all other				
Land Class Category	641: Forestland improved				
Building Class Category	15: Single family res, class 5				
Year Built	1979				
Acreage	5.13				
Fire patrol acres	4.13				
Change property ratio	6XX				
<b>Related Properties</b>					
No Related Properties Found					
<b>Parties</b>					
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>		
Taxpayer	100	HOLLAND NICKOLAS & CELINA M	42069 SE ERICKSON RD, SANDY, OR 97055		
Owner	100	HOLLAND NICKOLAS & CELINA M	42069 SE ERICKSON RD, SANDY, OR 97055		
<b>Property Values</b>					
<b>Value Type</b>	<b>Tax Year 2023</b>	<b>Tax Year 2022</b>	<b>Tax Year 2021</b>	<b>Tax Year 2020</b>	<b>Tax Year 2019</b>
AVR Total	\$689,080	\$669,009	\$649,521	\$630,602	\$612,236
Exempt					
TVR Total	\$689,080	\$669,009	\$649,521	\$630,602	\$612,236

CHICAGO TITLE 472522004880 - 45

RECORDING REQUESTED BY:



10151 SE Sunnyside Road, Ste 300  
Clackamas, OR 97015

**AFTER RECORDING RETURN TO:**  
Nickolas Holland and Celina Holland  
42069 SE Erickson Road  
Sandy, OR 97055

**SEND TAX STATEMENTS TO:**  
Nickolas Holland and Celina Holland  
42069 SE Erickson Road  
Sandy, OR 97055

00699872 and 25E30 00203  
42069 SE Erickson Road, Sandy, OR 97055

Clackamas County Official Records	<b>2022-051333</b>
Sherry Hall, County Clerk	09/21/2022 11:15:02 AM
D-D	Cnt=1 Stn=7 LISA
\$15.00 \$16.00 \$10.00 \$62.00	<b>\$103.00</b>

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**PERSONAL REPRESENTATIVE'S DEED**

**James M. Nisbet**, the duly appointed, qualified and acting personal representative of the estate of Karl F. Nisbet, who acquired title as Karl Nisbet, deceased, pursuant to proceedings filed in Circuit Court for Clackamas County, Oregon, Case No. **21PB08873**, Grantor, conveys to **Nickolas Holland and Celina Holland, as tenants by the entirety**, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

A tract of land situated in the Northeast one-quarter of the Northeast one-quarter of Section 30, Township 2 South, Range 5 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point in the South line of said legal subdivision that bears North 89°54'40" West, 200.00 feet from the Southeast corner thereof; thence North 89°54'40" West, continuing along said South line, a distance of 653.39 feet to a point in the centerline of Tickle Creek; thence North 3°02'40" West, along said centerline, a distance of 315.42 feet to a point in a line parallel with and 314.94 feet North of (when measured at right angles to) said South line of said legal subdivision; thence South 89°59'40" East, along said parallel line, a distance of 579.74 feet to a point; thence North 44°59'30" East, a distance of 96.50 feet to a point in the Westerly extension of the centerline of Erickson Road (a fifty foot wide public road); thence North 89°59'30" East, along said Westerly extension, a distance of 225.00 feet to a point in the East line of said legal subdivision; thence South 0°25'25" West, along said East line, a distance of 25.00 feet to a point in the South right-of-way line of said Erickson Road; thence South 89°59'30" West, along the Westerly extension of said right-of-way line, a distance of 200.00 feet to a point; thence South 0°25'25" West, parallel with said East line of said legal subdivision, a distance of 358.01 feet to the point of beginning.

The true consideration for this conveyance is Seven Hundred Seventy-Five Thousand And No/100 Dollars (\$775,000.00).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**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**

PERSONAL REPRESENTATIVE'S DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Estate of Karl F. Nisbet

By: [Signature]  
James M. Nisbet, Personal Representative

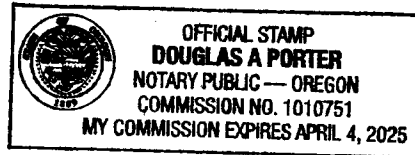
09/21/2022  
Date

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on September 24, 2022 by James M. Nisbet as Personal Representative of the Estate of Karl F. Nisbet.

[Signature]  
Notary Public - State of Oregon

My Commission Expires: 04/04/2025





**EXHIBIT "A"**  
Exceptions

**Subject to:**

Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

Tax Identification No.: 00699872

The Land has been classified as Forestland improved, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Tickle Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Tickle Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Tickle Creek.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners  
Purpose: Well site  
Recording Date: December 30, 1977  
Recording No: 77-053743  
Affects: Reference is hereby made to said document for full particulars.

Partial Extinguishment of Easement and Well Share

Recording Date: October 22, 2019  
Recording No.: 2019-066445

Well Agreement

Recording Date: January 20, 1978  
Recording No.: 78-002746

Partial Extinguishment of Easement and Well Share

Recording Date: October 22, 2019  
Recording No.: 2019-066445

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Roadway Maintenance Agreement

Recording Date: June 5, 1990  
Recording No.: 90-026165

Erickson Rd, Sandy, OR 97055



le Family

ty Type



2 Days

Time on realtor.com



\$397

Price per sqft



Commute Time: [Add a commute](#)

's

e



1979

Year Built

agent

Share this home

Initiated. [Veterans: Start Your Preapproval Online](#)

## n Houses



## roperty Details



[right equipment for this property](#)

kind masterpiece!Get away from it all.Built w/love on gated acreage!Checks every box.Private 5 acres+creek+gorgeous  
arge shop w/two potential ADUs, right in the middle of Mt. Hood&Portland!!Eclectic blend of built-ins&surfaces throughout-  
rdwood, marble&copper.Geothermal heat system.Enjoy view of tall trees&gorgeous scenery.Room for everyone& the  
pot for entertaining w/expansive decks+room to explore.Relax, listen to birds chirp&the creek flow.Endless possibilities!

## y Features

Sch

Choos

M

2

J

It



Mor

Em

To col

By pro  
at the  
autodia  
email, 1  
and o  
conditi



**EXHIBIT B PAGE 2 OF 7**















**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

October 12, 2022

Violation No.: V0011221

Nickolas and Celina M Holland  
42069 SE Erickson Rd.  
Sandy, OR 97055

**CLACKAMAS COUNTY CODES VIOLATED:** **Violation No.:** V0011221

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE  
NATURAL RESOURCE DISTRICTS SECTION 12.401.04 – USES PERMITTED  
– **Multiple dwellings without land use approval**
2. CLACKAMAS COUNTY APPLICATION AND ENFORCEMENT OF THE  
CLACKAMAS COUNTY BUILDING CODE SECTION 9.02.040(B, C, D, E, & K) –  
CLACKAMAS COUNTY BUILDING CODE – **Multiple dwellings without  
permits, incomplete inspections on garage/shop**

SITE ADDRESS: **42069 SE Erickson, Rd., Sandy, OR 97055**  
LEGAL ADDRESS: **T2S, R5E, SECTION 30 TAX LOT(S): 00203**

This property has gone through a violation notice process with the previous owners regarding this same issue. It has come to our attention that new ownership now owns the site. This letter serves as notice of the violations that exist on the site.

Dear Nickolas and Celina M Holland,

A review of our file shows violations of multiple dwellings created without the benefit of land use approval and building permits has occurred at the above listed site(s). Below is a list of issues with a more in depth explanation and options to address the violations. Please address the issues below by the dates listed for compliance under those sections.

1. For the violation of multiple dwellings. Multiple dwellings may not be allowed pursuant to the Clackamas County Zoning Ordinance. Accessory dwellings, such as a guest house, may be allowed in some districts pursuant to meeting standards and criteria from the Planning and Zoning Division. Please address the options below **NO LATER THAN: November 12, 2022**
  - a. If you would like to see what options you may have for the accessory dwelling units please contact Clackamas County Planning and Zoning Division at 503-742-4500 or by email [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to discuss your options.
  - b. If the Planning and Zoning Division requires land use approval and/or review you must:
    - i. Submit all required land use paperwork, applications and any technically complete plans and pay any fees associated with the land use decision by the

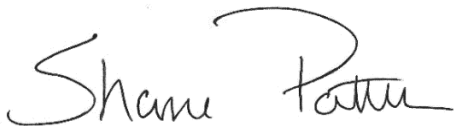
- deadline listed above. A pre-application conference may be required prior to submitting a formal land use application.
- ii. While the Planning and Zoning Division may allow longer times to complete and “Incomplete Application” due to this use being a violation you will be required to provide the missing materials within thirty (30) days of the date listed on the “incomplete application” notice.
  - iii. If you obtain approval through the land use process you will need to obtain all required building permits. You may reach the Building Codes Division at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) to discuss these options.
    1. Submit the permit application(s) and technically complete plans and pay the appropriate fee(s) as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or email [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
      - a. If it is determined that a permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within thirty (30) days of being notified of the incomplete application.
      - b. The permit(s) must have the fees paid in full within ten (10) days of being notified by the Building Codes Division.
      - c. Schedule all inspections so that final inspections may be obtained not later than forty-five (45) days of the date of receipt of your approved permit(s).
    - c. The owner may explore other options both through the Planning and Zoning Division and the Building Codes Division by contacting them at the numbers provided and talking with representative.
2. There are permits that have not been obtained for the work done for the two accessory dwellings and there are no final inspections for the garage/shop. For the violation of not obtaining building permit(s) and/or inspections. When work occurs that requires a permit but is not obtained or permits are obtained and inspections have not been completed constitutes a violation of the Clackamas County Code. To abate these violations please address as stated below **NO LATER THAN: November 12, 2022**
- a. Submit the permit application(s) and technically complete plans and pay the appropriate fee(s) as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or email [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
    - i. If it is determined that a permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within thirty (30) days of being notified of the incomplete application.
    - ii. The permit(s) must have the fees paid in full within ten (10) days of being notified by the Building Codes Division.
    - iii. Schedule all inspections so that final inspections may be obtained not later than forty-five (45) days of the date of receipt of your approved permit(s).
  - b. If the owner wishes to explore other options to compliance please contact the Building Codes Division at the numbers listed above.

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

If you have questions concerning permit requirements, online submittal process, or land use process, please contact the department listed above at the phone number or email listed, or stop by the offices located at 150 Beavercreek Rd, Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.

#### **ITEMS INCLUDED IN THIS PACKET**

1. VIOLATION LETTER
2. REQUIRED NOTICE OF FINES AND PENALTIES



Shane Potter  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)

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



US POSTAGE PAID PITNEY BOWES



ZIP 97045 \$ 000.57<sup>0</sup>  
02 1W  
0001404531 OCT. 12 2022

NIXIE 971 CE 1 0110/19/22  
RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD  
BC: 97045430250 \*0129-07302-15-02

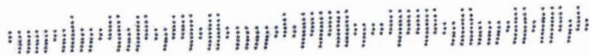
Nickolas and Celina M Holland  
42069 SE Erickson Rd.  
Sandy, OR 97055

.. 9400921579292250

VAC

97045 > 4302

97055 88467 R004



**From:** [Potter, Shane](#)  
**To:** "NC Holland"  
**Subject:** RE: Compliance letter  
**Date:** Tuesday, March 14, 2023 1:28:19 PM  
**Attachments:** [image002.jpg](#)  
[image004.jpg](#)

---

Hi Nick and Celina,

I was reviewing your file today and I do not see any notes that there has been any further actions take place. Please reach out to the departments we discussed below to begin addressing this violation.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)

Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public Wednesdays and Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

---

**From:** Potter, Shane  
**Sent:** Tuesday, February 21, 2023 11:20 AM  
**To:** 'NC Holland' <ncholland89@gmail.com>  
**Subject:** RE: Compliance letter

Hi Celine and Nick,

I hope the following is able to help you out in better understanding the violations. There are a series of violations on the site:

1. There is a garage structure that has had two living spaces in it. There was one upstairs and one in the back on the bottom. Both are in violation. You can check with planning to see if one can stay and what the requirements are for it. You can reach planning at 503-742-4500.

2. There is also a series of permits that have not been completed (inspected). This includes with the garage, and all the work done in the accessory dwellings as described in 1 above.

I would recommend you fix the first issue and determine if the two accessory dwellings are going to remain or not by communicating with planning. After that has been resolved contact Shirley in permitting to address all the issues outlined in #2 above. Her number is 503-742-4240 just ask for Shirley. You will need to address any electrical and plumbing work done in the accessory dwellings even if you remove them.

Sincerely,

Shane Potter  
Code Enforcement Specialist

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

503-742-4465

Office Hours: 7:30 a.m. to 4:00 p.m

**DTD lobby service hours are 8 AM – 4PM Monday, Tuesday and Thursday. Wednesday and Friday the offices are closed but we are available by phone and email**



---

**From:** NC Holland <[ncholland89@gmail.com](mailto:ncholland89@gmail.com)>

**Sent:** Tuesday, February 21, 2023 11:00 AM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: Compliance letter

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

---

Good morning, I wanted to send my email  
Again since I think the county was closed on Presidents' Day . Thank u

Sent from my iPhone

On Feb 20, 2023, at 8:53 AM, NC Holland <[ncholland89@gmail.com](mailto:ncholland89@gmail.com)> wrote:

Good afternoon Shane,

With our busy work& school schedules with our kids , could we start by getting list of what violations are needing addressed?

Will someone from the county need to come here ? If so, who? & when is the next apt available?

This is all new to us & we like to have information in an email so we can easily understand ' communicate

Thank you Celina & Nick Holland

On Fri, Jan 27, 2023 at 8:39 AM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Nick and Celina,

I am hoping my email to you on the 18th of this month answered some of your questions. Did you have any other questions for me? Also can you tell me a timeline when you expect to start addressing the remaining violations?

Sincerely,

Shane Potter  
Code Enforcement Specialist

[spotter@clackamas.us](mailto:spotter@clackamas.us)  
503-742-4465

Office Hours: 7:30 a.m. to 4:00 p.m

-----Original Message-----

From: NC Holland <[ncholland89@gmail.com](mailto:ncholland89@gmail.com)>

Sent: Tuesday, January 17, 2023 3:25 PM

To: Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

Subject: Compliance letter

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

Good afternoon,

We are the new home owners at  
[42069 SE Erickson rd](https://www.google.com/maps/place/42069+SE+Erickson+rd,+Sandy,+OR+97055) Sandy 97055  
Violation number- V0011221

We took ownership at the end of September 2022. Can we please have more information about the letter we received in the mail & what steps we need to



take to resolve this matter?

Since we are the new home owners & was not aware of this violation , we would hope to avoid any fees that didn't not involve us since the letter states the violation started in May of 2021, when we did not own this property.

Thank you, Nick & Celina Holland

Sent from my iPhone

**From:** [Potter, Shane](#)  
**To:** ["NC Holland"](#)  
**Subject:** RE: Compliance letter  
**Date:** Wednesday, January 18, 2023 10:06:00 AM

---

Hi Nick and Celina,

Yes I would be happy to address those for you. There are several issues. To begin with there is a garage structure that has a two living spaces in it the top level and then another apartment in the back that are both in violation. There may be some allowances for them and we can work with planning and permitting on what would be allowed. There is also a series of permits with all the work done in those apartments and the garage itself that will need to be addressed. I am happy to put together a list and get that out to you but I think it might be easier to talk with you to discuss this matter before moving on to that step so I can answer any questions you may have. Please let me know a number and time that is best for you.

Sincerely,

Shane Potter  
Code Enforcement Specialist

spotter@clackamas.us  
503-742-4465

Office Hours: 7:30 a.m. to 4:00 p.m

-----Original Message-----

From: NC Holland <ncholland89@gmail.com>  
Sent: Tuesday, January 17, 2023 3:25 PM  
To: Potter, Shane <SPotter@clackamas.us>  
Subject: Compliance letter

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

Good afternoon,  
We are the new home owners at  
42069 SE Erickson rd Sandy 97055  
Violation number- V0011221

We took ownership at the end of September 2022. Can we please have more information about the letter we received in the mail & what steps we need to take to resolve this matter?

Since we are the new home owners & was not aware of this violation , we would hope to avoid any fees that didn't not involve us since the letter states the violation started in May of 2021, when we did not own this property.

Thank you, Nick & Celina Holland

Sent from my iPhone



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 24, 2023

Violation No.: V0011221

Nickolas and Celina M Holland  
42069 SE Erickson Rd.  
Sandy, OR 97055

**CLACKAMAS COUNTY CODES VIOLATED: Violation No.: V0011221**

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE  
NATURAL RESOURCE DISTRICTS SECTION 12.401.04 – USES PERMITTED  
– **Multiple dwellings without land use approval**
2. CLACKAMAS COUNTY APPLICATION AND ENFORCEMENT OF THE  
CLACKAMAS COUNTY BUILDING CODE SECTION 9.02.040(B, C, D, E, & K) –  
CLACKAMAS COUNTY BUILDING CODE – **Multiple dwellings without  
permits, incomplete inspections on garage/shop**

SITE ADDRESS: **42069 SE Erickson, Rd., Sandy, OR 97055**  
LEGAL ADDRESS: **T2S, R5E, SECTION 30 TAX LOT(S): 00203**

After review of our records it appears a violation letter sent in October 2022 was returned due to mailing. This letter serves as the new notice to address the violation. This property has gone through a violation notice process with the previous owners regarding this same issue. It has come to our attention that new ownership now owns the site. This letter serves as notice of the violations that exist on the site.

Dear Nickolas and Celina M Holland,

A review of our file shows violations of multiple dwellings created without the benefit of land use approval and building permits has occurred at the above listed site(s). Below is a list of issues with a more in depth explanation and options to address the violations. Please address the issues below by the dates listed for compliance under those sections.

1. For the violation of multiple dwellings. Multiple dwellings may not be allowed pursuant to the Clackamas County Zoning Ordinance. Accessory dwellings, such as a guest house, may be allowed in some districts pursuant to meeting standards and criteria from the Planning and Zoning Division. Please address the options below **NO LATER THAN: June 24, 2023**
  - a. If you would like to see what options you may have for the accessory dwelling units please contact Clackamas County Planning and Zoning Division at 503-742-4500 or by email [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to discuss your options.
  - b. If the Planning and Zoning Division requires land use approval and/or review you must:

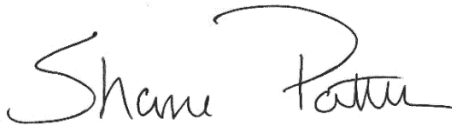
- i. Submit all required land use paperwork, applications and any technically complete plans and pay any fees associated with the land use decision by the deadline listed above. A pre-application conference may be required prior to submitting a formal land use application.
  - ii. While the Planning and Zoning Division may allow longer times to complete and “Incomplete Application” due to this use being a violation you will be required to provide the missing materials within 30 days of the date listed on the “incomplete application” notice.
  - iii. If you obtain approval through the land use process you will need to obtain all required building permits. You may reach the Building Codes Division at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) to discuss these options.
    - 1. Submit the permit application(s) and technically complete plans and pay the appropriate fee(s) as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or email [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
      - a. If it is determined that a permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within 30 days of being notified of the incomplete application.
      - b. The permit(s) must have the fees paid in full within 10 days of being notified by the Building Codes Division.
      - c. 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).
    - c. The owner may explore other options both through the Planning and Zoning Division and the Building Codes Division by contacting them at the numbers provided and talking with representative.
2. There are permits that have not been obtained for the work done for the two accessory dwellings and there are no final inspections for the garage/shop. For the violation of not obtaining building permit(s) and/or inspections. When work occurs that requires a permit but is not obtained or permits are obtained and inspections have not been completed constitutes a violation of the Clackamas County Code. To abate these violations please address as stated below **NO LATER THAN: June 24, 2023**
- a. Submit the permit application(s) and technically complete plans and pay the appropriate fee(s) as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or email [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
    - i. If it is determined that a permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within 30 days of being notified of the incomplete application.
    - ii. The permit(s) must have the fees paid in full within 10 days of being notified by the Building Codes Division.
    - iii. 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).
  - b. If the owner wishes to explore other options to compliance please contact the Building Codes Division at the numbers listed above.

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

If you have questions concerning permit requirements, online submittal process, or land use process, please contact the department listed above at the phone number or email listed, or stop by the offices located at 150 Beavercreek Rd, Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.

**ITEMS INCLUDED IN THIS PACKET**

1. VIOLATION LETTER
2. REQUIRED NOTICE OF FINES AND PENALTIES

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping initial "S".

Shane Potter  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)

### **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.



**AMENDED VIOLATION**

September 12, 2023

Violation No.: V0011221

Nickolas and Celina M Holland  
42069 SE Erickson Rd.  
Sandy, OR 97055

**CLACKAMAS COUNTY CODES VIOLATED:** Violation No.: V0011221

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT ORDINANCE  
NATURAL RESOURCE DISTRICTS SECTION 12.401.04 and 12.316.03 –  
USES PERMITTED – **Multiple dwellings without land use approval**
2. CLACKAMAS COUNTY APPLICATION AND ENFORCEMENT OF THE  
CLACKAMAS COUNTY BUILDING CODE SECTION 9.02.040(B, C, D, E, & K) –  
CLACKAMAS COUNTY BUILDING CODE – **Multiple dwellings without  
permits, incomplete inspections on garage/shop**

SITE ADDRESS: **42069 SE Erickson, Rd., Sandy, OR 97055**  
LEGAL ADDRESS: **T2S, R5E, SECTION 30 TAX LOT(S): 00203**

This property has gone through a violation notice process with the previous owners regarding this same issue. It has come to our attention that new ownership now owns the site. This letter serves as notice of the violations that exist on the site. This amended violation letter addresses the addition of a second zoning on the property as identified above.

Dear Nickolas and Celina M Holland,

A review of our file shows violations of multiple dwellings created without the benefit of land use approval and building permits has occurred at the above listed site(s). Below is a list of issues with a more in depth explanation and options to address the violations. Please address the issues below by the dates listed for compliance under those sections.

1. For the violation of multiple dwellings. Multiple dwellings may not be allowed pursuant to the Clackamas County Zoning Ordinance. Accessory dwellings, such as a guest house, may be allowed in some districts pursuant to meeting standards and criteria from the Planning and Zoning Division. Please address the options below **NO LATER THAN: September 27, 2023**
  - a. If you would like to see what options you may have for the accessory dwelling units please contact Clackamas County Planning and Zoning Division at 503-742-4500 or by email [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to discuss your options.

- b. If the Planning and Zoning Division requires land use approval and/or review you must:
    - i. Submit all required land use paperwork, applications and any technically complete plans and pay any fees associated with the land use decision by the deadline listed above. A pre-application conference may be required prior to submitting a formal land use application.
    - ii. While the Planning and Zoning Division may allow longer times to complete and “Incomplete Application” due to this use being a violation you will be required to provide the missing materials within thirty (30) days of the date listed on the “incomplete application” notice.
    - iii. If you obtain approval through the land use process you will need to obtain all required building permits. You may reach the Building Codes Division at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) to discuss these options.
      1. Submit the permit application(s) and technically complete plans and pay the appropriate fee(s) as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or email [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
        - a. If it is determined that a permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within thirty (30) days of being notified of the incomplete application.
        - b. The permit(s) must have the fees paid in full within ten (10) days of being notified by the Building Codes Division.
        - c. Schedule all inspections so that final inspections may be obtained not later than forty-five (45) days of the date of receipt of your approved permit(s).
  - c. The owner may explore other options both through the Planning and Zoning Division and the Building Codes Division by contacting them at the numbers provided and talking with representative.
2. There are permits that have not been obtained for the work done for the two accessory dwellings and there are no final inspections for the garage/shop. For the violation of not obtaining building permit(s) and/or inspections. When work occurs that requires a permit but is not obtained or permits are obtained and inspections have not been completed constitutes a violation of the Clackamas County Code. To abate these violations please address as stated below **NO LATER THAN: September 27, 2023**
    - a. Submit the permit application(s) and technically complete plans and pay the appropriate fee(s) as requested by the Building Codes Division. If you have questions about the submittal documents and/or permit applications please contact the Building Codes Division at 503-742-4240 or email [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
      - i. If it is determined that a permit application is incomplete for review by the Building Codes Division you will be required to submit the missing materials within thirty (30) days of being notified of the incomplete application.
      - ii. The permit(s) must have the fees paid in full within ten (10) days of being notified by the Building Codes Division.



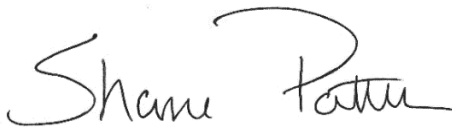
- iii. Schedule all inspections so that final inspections may be obtained not later than forty-five (45) days of the date of receipt of your approved permit(s).
- b. If the owner wishes to explore other options to compliance please contact the Building Codes Division at the numbers listed above.

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

If you have questions concerning permit requirements, online submittal process, or land use process, please contact the department listed above at the phone number or email listed, or stop by the offices located at 150 Beaver Creek Rd, Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.

**ITEMS INCLUDED IN THIS PACKET**

1. VIOLATION LETTER
2. REQUIRED NOTICE OF FINES AND PENALTIES



Shane Potter  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)

## 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.



Citation No.: 2100112 - 1

Case No.: V0011221

# ADMINISTRATIVE CITATION

Date Issued: November 7, 2023

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

Name: Nickolas and Celina M Holland  
Mailing Address: 42069 SE Erickson Rd.  
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: November 7, 2023, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 42069 SE Erickson Rd., Sandy, OR 97055

Legal Description: T2S, R5E SECTION 30, Tax Lot 00203

**Law(s) Violated**

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A, B, C, D, E, & K)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.401.04 and 12.316.03

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

- 1) Multiple dwellings without Land Use Approval (primary home, two apartments in shop/garage)

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

- 2) Building, plumbing, electrical work associated with the accessory dwellings without permits and incomplete permits most notably with the garage/shop.

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 \$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 \$75.00 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                      Date: November 7, 2023  
Telephone No.: 503-742-4465                      Department Initiating Enforcement Action: Code Enforcement

V0011221

# 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.

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:** [Potter, Shane](#)  
**To:** "NC Holland"  
**Subject:** RE: 42069 -Compliance letter  
**Date:** Tuesday, November 21, 2023 10:04:00 AM  
**Attachments:** [image001.jpg](#)

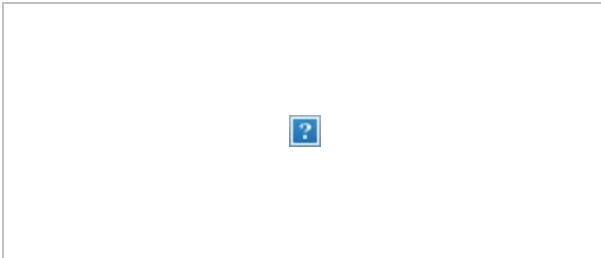
---

Hi Nick & Celine,

I spoke to my supervisor and she wanted me to pass on that there is nothing they can discuss about fees at this point since the violation still remains. Once the violation is abated you will receive a final fees owed letter. Once you get the letter they can reach out to staff listed on the letter and ask for fees to be reduced.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

---

**From:** NC Holland <ncholland89@gmail.com>  
**Sent:** Tuesday, November 21, 2023 9:06 AM  
**To:** Potter, Shane <SPotter@clackamas.us>  
**Subject:** Re: 42069 -Compliance letter

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

---

What is your supervisor's email address?  
Thank you  
Sent from my iPhone

On Nov 21, 2023, at 9:03 AM, Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

That is the amount of the citation. There are also administration fees that are running \$75 per month since the violation began under the new ownership. I would recommend taking care of the permits and get those addressed as the priority so you can abate the violation and fines can stop accruing.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beavercreek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)

<image002.jpg>

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

---

**From:** NC Holland <[ncholland89@gmail.com](mailto:ncholland89@gmail.com)>

**Sent:** Tuesday, November 21, 2023 9:00 AM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: 42069 -Compliance letter

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

---

We need to pay \$900 ? According to this letter?  
Sent from my iPhone

On Nov 21, 2023, at 8:39 AM, Potter, Shane  
<[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Celina and Nick,

Sorry for the delay I was out of the office most of last week and have been replying to emails and phone calls.

I have researched this file and found the following:

In late 2022 I discovered the property had been sold and on 10/16/22 a violation notice was mailed out to you.

During the months of January, February and March of 2023 there were a series of emails explaining the violations.

On May 24, 2023 another violation notice was mailed out.

On September 12, 2023 another violation notice was mailed out addressing a couple of items that were missed in the May 24, 2023 letter.

I had not heard back from anyone regarding any of those letters so I issued citations earlier this month. At this point I would recommend addressing the violation and you can always reach out to my supervisor Michelle Amend for a request to reduce fees.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)

[<image002.jpg>](#)

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

---

**From:** NC Holland <[ncholland89@gmail.com](mailto:ncholland89@gmail.com)>  
**Sent:** Tuesday, November 21, 2023 8:28 AM  
**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>  
**Subject:** Re: 42069 -Compliance letter

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

---

Hello, Can we discuss with you a letter we received on 11/7/23.

Our contractor Nolan Wagner was at the county on Tuesday. He is planning to go back to the county next week with our previous “plans/ blueprints” from the shop.

We have 3 children & are in a very difficult situation currently & trying to figure out finances for these fees with the county.

When we bought the home there was multiple people interested in buying this property & there was multiple different offers on the table ... we had little time or knowledge about the problems with the shop. Our shop is used for storage & personal office space / play room for our kids that is the only Purpose.

We want to find out how to stop any fines & we are currently planning to go forward with opening the permits & resolving these citations as well as deal with our financing to afford to pay for this.

Please email back when you can about this concern & helping us come to a resolution.

42069 Se Erickson  
Sandy, or 97055  
Thank you , Celina & Nick Holland

Sent from my iPhone



011221	Pending	04/01/2021	42069	SE	ERICKSON
239920	Expired	05/13/2020	42069	SE	ERICKSON
201820	Expired	05/12/2020	42069	SE	ERICKSON
054517	Final	05/15/2017	42069	SE	ERICKSON
144112	Final	05/07/2012	42069	SE	ERICKSON RD ...
445811	Final	11/07/2011	42069	SE	ERICKSON RD ...
383209	Expired	11/25/2009	42069	SE	ERICKSON RD ...
504509	Expired	11/25/2009	42069	SE	ERICKSON RD ...
178309	Expired	11/25/2009	42069	SE	ERICKSON RD ...
206509	APPLIED	11/25/2009	42069	SE	ERICKSON RD ...

# B0201820 - EPR ADDITION - ADDING 82 SF BY REPLACING 2ND STORY DECK WITH ENCL...

A notice was added to this record on 2020-05-14.  
 Condition: Severity: Notice  
 Total conditions: 1 (Notice: 1)

[View notice](#)

Menu Help

Opened Date: [05/12/2020](#)

Record Status: [Expired](#)

Record Detail: [Detail](#)

Application Type: [Building - Residential New](#)

Address: [42069 SE ERICKSON RD , SANDY, OR 97055](#)

Owner Name: [NISBET KARL F](#)

Owner Address: [42069 SE ERICKSON RD , SANDY, OR 97055](#)

Application Name: [EPR ADDITION - ADDING 82 SF BY REPLACING 2ND STORY DECK WITH ENCLOSED WALK-IN CLOSET](#)

Parcel No: [00699872](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	<a href="#">KARL NISBET</a>		Applicant		42069 SE ERICKS...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	<a href="#">0000</a>	Contractor		HOMEOWNER DOING...	

Detailed Description: [EPR ADDITION - ADDING 82 SF BY REPLACING 2ND STORY DECK WITH ENCLOSED WALK-IN CLOSET](#)

Job Value: [\\$9,949.80](#)

Total Fee Assessed: [\\$340.23](#)

Total Fee Invoiced: [\\$340.23](#)

Balance: [\\$0.00](#)

Custom Fields: **B\_RESNEW\_ASI**

Permit Type	Other Construction Type	Location
<a href="#">Addition/Alteration Single Family</a>	-	-
Plan Check Expiration	Permit Expiration	
-	<a href="#">12/02/2021</a>	
Insp Area	Reinspection (Hours)	Jurisdiction
<a href="#">4- RK</a>	<a href="#">0</a>	<a href="#">Clackamas County</a>
Class Code	Construction Type	Publicly Owned
<a href="#">434-Residential Addition/Remodel</a>	<a href="#">Type V-B</a>	Septic Review
Occupancy Group	Replaced Existing Footage	Replacement Dwelling
<a href="#">R-3 SFR/Duplex</a>	<a href="#">0</a>	
Code Edition	Investigation Fee (Hours)	Eave Height
<a href="#">2017 ORSC</a>	<a href="#">0</a>	-
No. Bedrooms	No. New Bedrooms	Insulation
-	-	Bathroom
Area SqFt	Fire Sprinkler Area SqFt	Floor Slab
-	-	-
Garage Area SqFt	Patio/Carport Area SqFt	Special Type
-	-	-
OtherSqFt		
-		
<b>B_RESNEW_FILO</b>		
Planning Review	Engineering Review	
-	-	
Inside UGB	Sidewalk Requested	
-	-	
On EPN	Path Required	
-	-	
Engineering FILO Review Required	FILO Required	
-	-	
	Review Completed	
<b>B_RESNEW_SDC</b>		
Parks SDC		
Park SDC Zone/SSV	Parks SDC	PSDC Install Plan
-	<a href="#">No</a>	PSDC Appeal
		PSDC Notes
		-

PSDC Total                    PSDC Adjustment = PSDC Assessment  
0                                0                                0

Trans SDC  
TSDC Area                    TSDC Install Plan    TSDC Appeal            Condo/Townhouse  
-

Fee Schedule Year  
-

Assessment Code 1		Quantity 1	Subtotal 1	Credit Adjustment 1	Quantity
-		<u>0</u>	<u>0</u>	-	<u>0</u>
Assessment Code 2		Quantity 2	Subtotal 2	Credit Adjustment 2	Quantity
-		<u>0</u>	<u>0</u>	-	<u>0</u>
Assessment Code 3		Quantity 3	Subtotal 3	Credit Adjustment 3	Quantity
-		<u>0</u>	<u>0</u>	-	<u>0</u>

TSDC Total                    TSDC Adjustment    Credit Adjustments    TSDC Assessment  
0                                - 0                                - 0                                = 0

TSDC Notes  
-

ACTIVITY LOG

Date    DESCRIPTION    Value (Money)

DEFERRED SUBMITTAL

Deferred Item    Other    Received Date    Release Date    Value (Money)    PreProcessed    Processed

INTERNAL NOTES

Date    General

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>		Complete	05/12/2020	Kristi Grinstead
	FILO Review	Jodi Lagerwey			
	Utilities Review				
	WES Review	Jeannie Andersen			
	Structural	Andy Anderson			
	<a href="#">Building Review</a>	Ron Keyland	Approved	05/29/2020	Ron Keyland
	<a href="#">Planning Review</a>	Joy Fields	Approved	05/13/2020	Joy Fields
	<a href="#">Engineering Review</a>	Jodi Lagerwey	Approved	05/12/2020	Jodi Lagerwey
	<a href="#">SDC Review</a>	Wendi D Coryell	Approved	05/12/2020	Wendi D Coryell
	<a href="#">Septic Review</a>	Erik Englebort	Approved	05/12/2020	Erik Englebort
	<a href="#">Submittal Review</a>		Approved	05/12/2020	Kristi Grinstead
	<a href="#">Issue Permit</a>		Issued	06/08/2020	Tom Moreland
	<a href="#">Inspection</a>				
	Occupancy				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">expired</a>	Expired permits associ...	Applied	05/14/2020	Notice	

Initiated by Product: AV360

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	<a href="#">299 Building/Solar Final</a>	06/02/2021	Robert Fix	Denied	Date: 6/2/2021 Gate code was not l...
	<a href="#">225 Framing</a>	02/05/2021	Robert Fix	Partial Approval	Date: 2/5/2021 Exterior only nail ...
	<a href="#">225 Framing</a>		Robert Fix	Cancelled	

# E0239920 - EPR ADDITION - ADDING 82 SF BY REPLACING 2ND STORY DECK WITH ENCL...

Menu Help

Opened Date: [05/13/2020](#)

Record Status: [Expired](#)

Record Detail: [Detail](#)

Application Type: [Building - Electrical](#)

Address: [42069 SE ERICKSON RD , SANDY, OR 97055](#)

Owner Name: [NISBET KARL F](#)

Owner Address: [42069 SE ERICKSON RD , SANDY, OR 97055](#)

Application Name: [EPR ADDITION - ADDING 82 SF BY REPLACING 2ND STORY DECK WITH ENCLOSED WALK-IN CLOSET](#)

Parcel No: [00699872](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	<a href="#">KARL NISBET</a>		Applicant		42069 SE ERICKS...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
	Yes	<a href="#">0000</a>	Contractor		HOMEOWNER DOING...	

Detailed Description: [EPR ADDITION - ADDING 82 SF BY REPLACING 2ND STORY DECK WITH ENCLOSED WALK-IN CLOSET - EXTEND 1 CKT](#)

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$100.80](#)

Total Fee Invoiced: [\\$100.80](#)

Balance: [\\$0.00](#)

Custom Fields: **B\_ELEC\_ASI**

Construction Type	Project Type	Other Project Type	Location		
<a href="#">Residential</a>	-	-	-		
Multi-Family Type	Jurisdiction				
-	<a href="#">Clackamas County</a>			A, E, I-2, I-3 occupancies	Emergency system Installa
Plan Review	State Auth #				
<a href="#">No</a>	-			6 or more residential units	Fire pump Marina:
Plan Check Expiration	Permit Expiration	Temp Permit Expiration			
-	<a href="#">12/02/2021</a>	-		Addition of new motor load of 100HP or more	Floating buildings Recrea
Insp Area	Reinspection (Hours)	Investigation Fee (Hours)			
-	<a href="#">0</a>	<a href="#">0</a>		Building over three stories	Hazardous locationsService
SFR/DUP 1st Unit	Add'l Unit	# add'l multifamily units			
<a href="#">0</a>	<a href="#">0</a>	-		Commercial-use agricultural buildings	Health care facilitiesService
All Low Energy					Supply
<a href="#">0</a>					

Permanent Services/Feeders	Temp Services/Feeders	Renewable Energy	Miscellaneous
0-200 amps	Temp 0-200 amps	5 kva or Less	Each Manufactured/Modular Dwelling, Service ar
<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
201-400 amps	Temp 201-400 amps	5.01-15 kva	Reconnect Only
<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	
401-600 amps	Temp 401-599 amps	15.01-25 kva	Pump or Irrigation Circle
<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
601-1000 amps		25.01+ kva	Sign or Outline Lighting
<a href="#">0</a>		<a href="#">0</a>	<a href="#">0</a>
1000+ amps	Branch circuits		Signal Circuits or Limited Energy Panel, Alteratic
<a href="#">0</a>	Branch Circuits w/ Service		<a href="#">0</a>
	<a href="#">0</a>		Signal Circuits Description
	Branch Circuits w/o Service		-
	<a href="#">01</a>		

## ACTIVITY LOG

Date DESCRIPTION Value (Money)

## DEFERRED SUBMITTAL

Deferred Item Other Received Date Release Date Value (Money) PreProcessed Processed

## INTERNAL NOTES

Date General

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Application Submittal</a>		Complete - N...	05/13/2020	Kristi Grinstead
	Staff Review	Douglas B Rudisel			
	<a href="#">Issue Permit</a>		Issued	06/08/2020	Tom Moreland
	<a href="#">Inspection</a>				
	Revisions				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
-------------------	------	----------------	--------	------------	----------	-----------

Initiated by Product: AV360

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

	<a href="#">199 Electrical Final</a>	06/02/2021	Robert Atwood	No Access	Date: 6/2/2021
	<a href="#">120 Rough-In/Cover</a>	04/13/2021	Robert Atwood	Approved	Date: 4/13/2021
	<a href="#">199 Electrical Final</a>	03/18/2021	Robert Atwood	Denied	Date: 3/18/2021 Not ready

# B0383209 - DETACHED 3 CAR GARAGE W/FULL BATH & ATTIC STORAGE

This record was LOCKED on 2022-08-29.  
 Condition: Severity: Lock  
 Total conditions: 1 (Lock: 1)

[Learn more about this lock and how to resolve it](#)

Menu **Help**

Opened Date: [11/25/2009](#)

Record Status: [Expired](#)

Record Detail: [Detail](#)

Application Type: [Building - Residential Accessory Structure](#)

Address: [42069 SE ERICKSON RD , Sandy, 97055](#)

Owner Name: [NISBET KARL](#)

Owner Address: [42069 SE ERICKSON RD, SANDY, OR, 97055](#)

Application Name: [DETACHED 3 CAR GARAGE W/FULL BATH & ATTIC STORAGE](#)

Parcel No: [00699872](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	<a href="#">NISBET KARL...</a>	<a href="#">NISBET KARL...</a>	APPLICANT		42069 SE ERICKS...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Detailed Description: [DETACHED 3 CAR GARAGE W/FULL BATH & ATTIC STORAGE](#)

Job Value: [\\$224,986.40](#)

Total Fee Assessed: [\\$2,213.70](#)

Total Fee Invoiced: [\\$2,213.70](#)

Balance: [\\$0.00](#)

Custom Fields:

B_RESACC_ASI	Construction Type	Other Construction Type	Location
	<a href="#">Garage</a>	-	-
	Plan Check Expiration	Permit Expiration	
	<a href="#">06/06/2010</a>	<a href="#">01/26/2022</a>	
	Insp Area	Reinspection (Hours)	Jurisdiction
	<a href="#">4</a>	-	<a href="#">Clackamas County</a>
	Class Code		In Metro
	<a href="#">438-Detached/Attached Garage and Carport (Not Pole Buildings)</a>		Septic Review
	Occupancy Group	Occupancy Type	Metro Tax
	<a href="#">28</a>	-	Yes
	Replaced Existing Footage	Investigation Fee (Hours)	Ping Surcharge
	-	<a href="#">2</a>	Yes
	Insulation	Floor Slab	School District Tax
			Yes
			School District
			<a href="#">Oregon Trail</a>
			WES Permit Boundary
			<a href="#">No</a>
	No Bedrooms	No New Bedrooms	
	-	-	
	Area SqFt	Covered Area Sq Ft	
	-	-	
	Garage Area SqFt	Carport Area SqFt	
	-	-	
	Deck Area SqFt	Eave Height	
	-	-	

### ACTIVITY LOG

Date **DESCRIPTION** Value (Money)

### DEFERRED SUBMITTAL

Deferred Item Other Received Date Release Date Value (Money) PreProcessed Processed

### INTERNAL NOTES

Date **General**

Workflow Status: Task Assigned To Status Status Date Action By

- Application Submittal
- Revisions
- Building Review
- Planning Review
- Engineering Review

Task	Assigned To	Status	Status Date	Action By
Utilities Review				
Submittal Review				
Issue Permit				
<a href="#">Inspection</a>				
Occupancy				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">COPIES AT KATHI'S DESK...</a>		Applied	02/12/2019		
	<a href="#">VIOLATION POSSIBLE HAB...</a>	PLEASE VERIFY THAT THE...	Applied	06/21/2021	Lock	
	<a href="#">Historical</a>	Revised structural des...	Applied	06/20/2013	Notice	

Initiated by Product:

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	<a href="#">270 Miscellaneous/Cons...</a>	07/26/2021	Robert Fix	Denied	Date: 7/26/2021 Re schedule do to ...
	<a href="#">270 Other/Misc Structures</a>	03/14/2019	Matt VanLoon	Denied	Date: 3/14/2019 No access., R109.3...
	<a href="#">270 Other/Misc Structures</a>		James A Wilson	Cancelled	
	<a href="#">299 Building/Solar Final</a>		Robert Fix	Cancelled	

# E0504509 - DETACHED GARAGE

This record was LOCKED on 2022-08-29.  
 Condition: Severity: Lock  
 Total conditions: 1 (Lock: 1)

[Learn more about this lock and how to resolve it](#)

Menu Help

Opened Date: [11/25/2009](#)

Record Status: [Expired](#)

Record Detail: [Detail](#)

Application Type: [Building - Electrical](#)

Address: [42069 SE ERICKSON RD , Sandy, 97055](#)

Owner Name: [NISBET KARL](#)

Owner Address: [42069 SE ERICKSON RD , SANDY, OR , 97055](#)

Application Name: [DETACHED GARAGE](#)

Parcel No: [00699872](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	<a href="#">NISBET KARL...</a>	<a href="#">NISBET KARL...</a>	APPLICANT		42069 SE ERICKS...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Detailed Description: [DETACHED GARAGE](#)

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$426.72](#)

Total Fee Invoiced: [\\$426.72](#)

Balance: [\\$0.00](#)

Custom Fields:

B_ELEC_ASI	Construction Type	Project Type	Other Project Type	Location		
<a href="#">OTH</a>	-	-	-	-		
Multi-Family Type	-	Jurisdiction			A, E, I-2, I-3 occupancies	Emergency system Installa
		<a href="#">Clackamas County</a>				
Plan Review	-	State Auth #			6 or more residential units	Fire pump Marina:
Plan Check Expiration	-	Permit Expiration	Temp Permit Expiration		Addition of new motor load of 100HP or more	Floating buildings Recrea
		<a href="#">01/26/2022</a>	-			
Insp Area	-	Reinspection (Hours)	Investigation Fee (Hours)		Building over three stories	Hazardous locationsService
		1				
SFR/DUP 1st Unit	-	Add'l Unit	# add'l multifamily units		Commercial-use agricultural buildings	Health care facilitiesService
		0	-			Supply
All Low Energy	-					

Permanent Services/Feeders	Temp Services/Feeders	Renewable Energy	Miscellaneous
0-200 amps	Temp 0-200 amps	5 kva or Less	Each Manufactured/Modular Dwelling, Service ar
-	-	-	-
201-400 amps	Temp 201-400 amps	5.01-15 kva	Reconnect Only
1	-	-	<a href="#">No</a>
401-600 amps	Temp 401-599 amps	15.01-25 kva	Pump or Irrigation Circle
-	-	-	-
601-1000 amps		25.01+ kva	Sign or Outline Lighting
-			-
1000+ amps	Branch circuits		Signal Circuits or Limited Energy Panel, Alteratic
-	Branch Circuits w/ Service		-
	-		Signal Circuits Description
	Branch Circuits w/o Service		-
	-		

## ACTIVITY LOG

Date DESCRIPTION Value (Money)

## DEFERRED SUBMITTAL

Deferred Item Other Received Date Release Date Value (Money) PreProcessed Processed

## INTERNAL NOTES



Date General

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal				
	Revisions				
	Staff Review				
	Issue Permit				
	<a href="#">Inspection</a>				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">NOTE: A HOMEOWNER MAY ...</a>	Note: A homeowner may ...	Applied	11/25/2009	Notice	
	<a href="#">VIOLATION - POSSIBLE H...</a>	PLEASE VERIFY THAT THE...	Applied	06/21/2021	Lock	

Initiated by Product:

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	<a href="#">190 Other/Misc</a>	07/26/2021	Robert Atwood	Cancelled	Date: 7/26/2021 Karl passed away S...
	<a href="#">120 Rough-In/Cover</a>	03/24/2014	Michael French	Approved w/Cond...	OK TO COVER, INSULATE OK, NEED INS...
	<a href="#">120 Rough-In/Cover</a>	02/06/2014	Michael French	Partial Approval	2ND PART OF REPORT, INSTALL MUDRIN...
	<a href="#">120 Rough-In/Cover</a>	02/06/2014	Michael French	Approved w/Cond...	COVER OK FOR BATH ONLY AS REQUESTE...
	<a href="#">199 Electrical Final</a>		Robert Atwood	Cancelled	

# P0178309 - DETACHED GARAGE

This record was LOCKED on 2022-08-29.  
 Condition: Severity: Lock  
 Total conditions: 1 (Lock: 1)

[Learn more about this lock and how to resolve it](#)

Menu Help

Opened Date: [11/25/2009](#)

Record Status: [Expired](#)

Record Detail: [Detail](#)

Application Type: [Building - Plumbing](#)

Address: [42069 SE ERICKSON RD, Sandy, 97055](#)

Owner Name: [NISBET KARL](#)

Owner Address: [42069 SE ERICKSON RD, SANDY, OR, 97055](#)

Application Name: [DETACHED GARAGE](#)

Parcel No: [00699872](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	<a href="#">NISBET KARL...</a>	<a href="#">NISBET KARL...</a>	APPLICANT		42069 SE ERICKS...	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Detailed Description: [DETACHED GARAGE](#)

Job Value: [\\$0.00](#)

Total Fee Assessed: [\\$724.64](#)

Total Fee Invoiced: [\\$724.64](#)

Balance: [\\$0.00](#)

Custom Fields:	B_PLUMB_ASI	Other Construction Type	Location	
Construction Type	<a href="#">OTH</a>	-	-	Med gas/vacuum system for hea
Project Type	-	-	-	Reclaimed wastewater/harvester
State Auth #	-	Plan Check Expiration	Jurisdiction	Plan Review
-	-	-	<a href="#">Clackamas County</a>	Vacuum drainage waste and ven
Insp Area	-	Reinspection (Hours)	Permit Expiration	WES Permit Boundary
-	-	-	<a href="#">01/26/2022</a>	<a href="#">No</a>
New SFR # of Baths	-	Investigation Fee (Hours)	Fire Sprinkler	
-	-	<a href="#">1</a>	-	Fire sprinkler system
-	-	-	-	Chemical drainage waste and ve

Fee Related Items

Site Utilities

Catch Basin/Area Drain	Manholes	Storm/Septic Sewer	
-	-	<a href="#">60</a>	Plumbing related site utilities ou
Drywell/Leach Line/Trench Drain	Rain Drain Connector	Water Service	
-	<a href="#">Full Package</a>	<a href="#">100</a>	Water service line w inside diam
Manufactured Home Utilities	Sanitary Sewer	Septic Sewer	
-	-	-	Voluntary plan review

Fixture or Item

Absorption Valve	Expansion Tank	Roof Drain (Commercial)	Interior Water/Drainage piping	
-	-	-	-	
Backflow Preventer	Fixture/Sewer Cap	Sink/Basin/Lavatory		Other Interceptor
-	-	<a href="#">1</a>	-	-
Backwater Valve	Floor Drain/Floor Sink/Hub	Tub/Shower/Shower Pan		
-	-	<a href="#">1</a>	-	-
Clothes Washer	Garbage Disposal	Urinal		
-	-	-	-	-
Dishwasher	Hose Bib	Water Closet		
-	<a href="#">4</a>	<a href="#">1</a>	-	-
Drinking Fountain	Ice Maker	Water Heater		
-	-	<a href="#">1</a>	-	-
Interceptor/Grease Trap	Primer	Ejectors/Sump	Sanitary sewer ejector	Terminate into a septic system
-	-	-	-	-
Other Fixtures		Quantity # for Other Fixtures		
-	-	-	-	-

Medical Gas Value

-

ACTIVITY LOG

Date DESCRIPTION Value (Money)

DEFERRED SUBMITTAL

Deferred Item Other Received Date Release Date Value (Money) PreProcessed Processed

INTERNAL NOTES

Date General

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Submittal				
	Revisions				
	Staff Review				
	Issue Permit				
	<a href="#">Inspection</a>				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
	<a href="#">Any fee adjustment</a>	Any fee adjustment wil...	Applied	11/25/2009	Notice	
	<a href="#">Sewer lines and waste</a>	Sewer lines and waste ...	Applied	11/25/2009	Notice	
	<a href="#">VIOLATION - POSSIBLE H...</a>	PLEASE VERIFY THAT THE...	Applied	06/21/2021	Lock	

Initiated by Product:

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	<a href="#">365 Other/Misc</a>	07/26/2021	Jamie Antoni	Cancelled	Date: 7/26/2021 Person who answe...
	<a href="#">399 Plumbing Final</a>	04/18/2014	Michael W Archer	Denied	1. Contractor required to sign ove...
	<a href="#">399 Plumbing Final</a>	04/03/2014	Michael W Archer	Denied	1. Complete rough cleanout, sign o...
	<a href="#">310 Water Service</a>	01/27/2014	Michael W Archer	Approved	
	<a href="#">330 Septic Connection</a>	01/27/2014	Michael W Archer	Approved	
	<a href="#">320 Rough In</a>	01/27/2014	Michael W Archer	Partial Approval	Cleanout on left rear stack, and A...
	<a href="#">399 Plumbing Final</a>		Tom Miltenberger	Cancelled	