



NOTICE OF HEARING

April 22, 2025

Jason and Jenifer Collins
7935 SE Beatrice St
Milwaukie, OR 97222

RE:: County of Clackamas v. Jason and Jenifer Collins
File: V0033723

Hearing Date: May 27, 2025

Time: This item will not begin before 10:30 am 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 Kimberly Benthin, Code Compliance Specialist for Clackamas County at (503) 742-4457, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to jascollins41@gmail.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist. **Closed captioning is available for the zoom platform upon request.**

If you would like to present evidence at the Hearing please email or mail your evidence to Code Enforcement, Attn Kimberly Benthin 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 Kimberly Benthin at 503-742-4457 **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

Topic: Code Enforcement Hearing - Jason & Jenifer Collins - V0033723 - May 27 - 10:30 am

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/82550738579?pwd=jvRgq45PIYaEPnMXxMX9ayJv715qYn.1>

Passcode:548922

Phone one-tap:

+17193594580,,82550738579#,,,,*548922# US

+12532050468,,82550738579#,,,,*548922# US

Join via audio:

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

+1 669 900 6833 US (San Jose)
+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)
+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

Webinar ID: 825 5073 8579

Passcode: 548922

International numbers available: <https://clackamascounty.zoom.us/j/82550738579>

Join from an H.323/SIP room system:

H.323:

144.195.19.161 (US West)
206.247.11.121 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
159.124.15.191 (Amsterdam Netherlands)
159.124.47.249 (Germany)
159.124.104.213 (Australia Sydney)
159.124.74.212 (Australia Melbourne)
170.114.180.219 (Singapore)
64.211.144.160 (Brazil)
159.124.132.243 (Mexico)
159.124.168.213 (Canada Toronto)
159.124.196.25 (Canada Vancouver)
170.114.194.163 (Japan Tokyo)
147.124.100.25 (Japan Osaka)

Meeting ID: 825 5073 8579

Passcode: 548922

SIP: 82550738579@zoomcrc.com

Passcode: 548922

Department of Transportation and Development

Nondiscrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

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

BEFORE THE COMPLIANCE HEARINGS OFFICER
For
COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

JASON and JENIFER COLLINS

Respondents.

File No: V0033723

COMPLAINT AND REQUEST FOR HEARING

I, Kimberly Benthin, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents mailing address is: 7935 SE Beatrice St., Milwaukie, OR 97222.

2.

The Respondents own or occupies the address or location of the violations of law alleged in this Complaint 7935 SE Beatrice St., Milwaukie, OR 97222, also known as T1S, R2E, Section 29DA, Tax Lot 02000, and is located in Clackamas County, Oregon. The property is zoned Urban Low Density Residential Section 315, R-5 and is the location of the violations asserted by the County.

3.

On or about the 21st day of February, 2024 and on or about the 29th day of July, 2024, the Respondents violated the following laws, in the following ways:

Respondents violated the Clackamas County Code Application and Enforcement of the Clackamas County Building Code Chapter 9.02.040(A, C, D, E) by not obtaining structural, electrical and plumbing permits and all required inspections.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondents in the following manner: Violation notice dated February 21, 2024 and Administrative Citation #230337-1 dated July 29, 2024. A copy of the notice documents are attached to this Complaint as Exhibits D and E respectively, and incorporated by this reference.

6.

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

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for the Clackamas County Building Code Chapter 9.02, Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering 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 21st day of April, 2025.



Kimberly Benthin
Code Enforcement Specialist
For Clackamas County

CLACKAMAS COUNTY,

Petitioner,

v.

JASON and JENIFER COLLINS,

Respondents.

File No.: V0033723

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|---------------------------------|---|
| October 25, 2023 | Clackamas County received a complaint regarding an unpermitted accessory structure in the backyard of the subject property. |
| November 8, 2023
Exhibit: A | Code Enforcement Specialist (CES) Kimberly Benthin performed research and found photos and a description of the property in the sales listing. The unpermitted patio structure also had unpermitted plumbing and electrical |
| November 29, 2023
Exhibit: B | Clackamas County Building Inspector Robert Fix performed an inspection and confirmed the structure requires a building permit. |
| December 6, 2023
Exhibit: C | The ownership changed and the Respondents purchase of the property was recorded. |
| February 21, 2024
Exhibit: D | Facts of the alleged violation were reviewed, the violation verified, and Notice of Violation mailed to the Respondents regarding the unpermitted building code violations on the property. A deadline of April 10, 2024 was provided to submit documents for permits. The Notice of Violation was sent via first class mail. |
| July 29, 2024
Exhibit: E | A review of the permitting history revealed that the permits to abate the violations were not obtained. Citation # 230337-1 issued for the building code violations and sent to the Respondents by first class mail. The first class mail was not returned. |
| August 5, 2024
Exhibit: F | Respondent Jason Collins resolved the unpermitted furnace and provided by email a photo of the minor label. |
| April 10, 2025
Exhibit: G | CES Benthin conducted a site inspection. The covered patio cover remains. A review of the permit history finds no permits for the plumbing, electrical or structural violations. |

April 21, 2025

The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the Building Code exists on the subject property, the County would request a Continuing Order be issued requiring the Respondents to bring the structural, plumbing and electrical construction into compliance consistent with the February 21, 2024 notice by submitting permits not later than 30 days of the date of the Order.

- The building permit applications for structural, electrical and plumbing and the appropriate fees must accompany all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws:

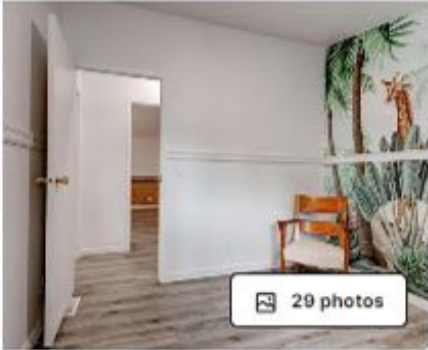
- Respond to requests for additional information within 15 days of receiving such request.
- Permits must have fees paid in full within ten days of notification.
- Schedule all inspections so that final inspections may be obtained within 45 days of issuance of permits

Or:

- Submit an application for a demolition permit. Remaining construction and utilities may need permits to be decommissioned or to remain.
 - Respond to requests for additional information within 15 days of receiving such request.
 - Permits must have fees paid in full within ten days of notification.
 - Schedule all inspections so that final inspections may be obtained within 45 days of issuance of permits
 - Schedule an inspection with CES Benthin to confirm removal of all debris.

The County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents. The report may include the following recommendations:

- The imposition of civil penalties of up to \$1,000.00
- The monthly administrative compliance fee to be imposed from February 2024 to today's date. The County is subtracting one month for inactivity for a total of \$1,125.00.
- 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.
- If the Compliance Hearings Officer imposes penalties, fines and fees. The County would also ask the Hearings Officer to order reimbursement for any expense the County incurs in collection of those monies, per Clackamas County Code Chapter 2.07.090(6)



29 photos

FOR SALE - ACTIVE

7935 SE Beatrice St, Milwaukie, OR 97222

\$379,000

Est. \$2,479/mo [Get pre-approved](#)

3
Beds

2
Baths

1,200
Sq Ft



Go tour this home

WEDNESDAY 8 NOV	THURSDAY 9 NOV	FRIDAY 10 NOV
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[Tour in person](#)
[Tour via video chat](#)

Schedule tour

It's free, cancel anytime

OR

Start an offer

[Ask a question](#) | (971) 233-6281

This home is popular
It's been viewed 2,659 times. Tour it before it's gone!

Today: **12:00 pm** • **1:00 pm** • **2:00 pm** • **3:00 pm** • **4:00 pm** • **More times**

About this home

Buyer backed out just before closing. Passed VA and Conventional appraisal, and all requested repairs were made. Don't miss this clean, cute, fully updated home thats walking distance to SO MUCH. Open and spacious 3bed/2bath home with fantastic outdoor living space. Brand new paint inside and out, and **brand new hot water heater**. Other recent updates include new floors throughout, quartz counters, all new appliances, new tile shower in primary, outdoor kitchen with quartz counters and TV, covered patio with lighting, turf yard, and a new vinyl fence all within the last 2 years. Roof is only 4yrs old. Close to Trader Joes, Food Trucks, Starbucks, Pizza Schmizza, Roxy's, Fred Meyer, Home Depot, its all right there. It will go FHA! All appliances, hot tub, shed, and outdoor kitchen are included.

Show less

- 11 days on Redfin
- 3,049 sq ft lot
- Mobile/manufactured home
- \$316 per sq ft



© 2023



© 2023



© 2023



© 2023



Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

7935 SE BEATRICE ST MILWAUKIE OR 97222

Inspection Date:

Wed, 29 Nov 2023

Record Type:

Code Enforcement - Violation

Record ID:

V0033723

Inspection Type:

270 Miscellaneous/Consultation

Inspector:

Robert Fix

Inspector Phone:

503-519-1661

Inspector Email:

rfix@clackamas.us

Result:

In Violation

Submit Time:

Wed, 29 Nov 2023 2:06:PM

Comments:

The covered patio is 216 square feet
Needs a building permit

File No.: 23-182531

Clackamas County Official Records Catherine McMullen, County Clerk	2023-043105 12/06/2023 12:17:02 PM
D-D Cnt=1 Str=76 ALICIA \$15.00 \$16.00 \$10.00 \$62.00	\$103.00

Grantor
Travis W. Regan
Grantee
Jason Collins and Jenifer Collins
After recording return to
Jason Collins and Jenifer Collins 7935 SE Beatrice Street Milwaukie, OR 97222
Until requested, all tax statements shall be sent to
SAME AS ABOVE

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Travis W. Regan, Grantor(s) convey and warrant to Jason Collins and Jenifer Collins, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$370,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WFG Title 23-182531 SSP SS

Executed this 1 day of December, 2023

Travis Regan

Travis W. Regan

STATE OF OREGON

COUNTY OF Washington

This instrument was acknowledged before me this 1 day of December, 2023 by Travis W. Regan.

Jennifer Joy Vanderzanden

Notary Public for Oregon

My Commission Expires: 08/03/2024

JENNIFER JOY VANDERZANDEN NOTARY PUBLIC - OREGON COMMISSION NO. 1002582 MY COMMISSION EXPIRES AUGUST 03, 2024
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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being a portion of Lots 3 and 4 of Block 3, OVERLAND PARK, in the County of Clackamas and State of Oregon, being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 3 of Block 3 of the recorded plat of Overland Park situated in the Southeast quarter of Section 29, Township 1 South, Range 2 East of the Willamette Meridian; thence South 1°04'00" East along the East line of said Lot 3 a distance of 61.12 feet to the point of beginning of the tract herein to be described; thence continuing South 1°04'00" East along said East line a distance of 61.18 feet to the South line of said Block 3; thence North 89°42'50" West along said South line a distance of 50.00 feet; thence North 1°04'00" West along the West line of said Lot 4 a distance of 61.06 feet; thence South 89°51'00" East parallel with the North line of said Lots 3 and 4 of said block 50.00 feet to the point of beginning.



February 21, 2024

Violation File No.# V0033723

Jason & Jenifer Collins
7935 SE Beatrice St
Milwaukie, OR 97222

**Subject: Violations of the Clackamas County Building Code Title 9
Chapter 9.02.040 (A,C,D,E)**

Site Address: 7935 SE Beatrice St., Milwaukie, OR 97222
Legal Description: T1S, R2E, Section 29DA, Tax Lot 02000

This is in follow up to building code violations on the above referenced property. Realtor Eris Rule informed the County that the property was sold and the prior owner was going to remedy the violations. As of the date of this letter – that has not occurred.

As owners of the above referenced property, you also own the violations. The building code violations must be remedied.

The outdoor patio cover was constructed without a building permit. The electrical service that serves the patio cover was installed without a permit. The sink in the outdoor kitchen is without plumbing. It is a plumbing violation to hook it up to a garden hose without a backflow device and allow it to drain to an unpermitted system or the ground. The refrigerator, in the outdoor kitchen must also have a code complaint electrical service. Additionally, the brand new water heater installed in the home was placed without a permit.

The above are violations of Chapter 9.02 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violations, please complete one of (or a combination of) the following options **not later than April 10, 2024**:

- Please submit, or have your professional submit, building permit application(s), appropriate fees(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws:
 - Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request.

- The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes in order to prevent delay of the issuance of permits.
- Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s). **Or:**
- Submit an application for a demolition permit. Please be advised that if you choose to remove unpermitted construction/structures – you may still be required to get permits to confirm remaining construction and utilities were removed, or remain in compliance with the codes.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).
 - Please call this office to schedule an inspection to confirm removal of structure and all debris.

The submitted permit documents will be subject to the review and approval of the Planning and Zoning Division. The construction and use must meet the requirements and standards of the zoning district applied to the subject property. If you have questions please contact: Planning and Zoning Division at 503-742-4500 or zoninginfo@clackamas.us.

For information on the permitting process please refer to the County's website at <https://www.clackamas.us/development-direct>.

If you have questions concerning the building permit requirements or the submittal process, please contact the Building Codes Division at 503-742-4240, or via email at bldservice@clackamas.us. You may also find information on the County's website at <https://www.clackamas.us/building>. You may visit the County's offices at 150 Beaver Creek Road, Development Services Building, Oregon City. The lobby hours are open between the hours of 8 a.m. to 4 p.m., Monday, to Thursday. The building is closed to the public on Fridays, but we are available online and by phone. It is recommended that you check the Clackamas County webpage for hours of operation before visiting.

If you have any questions for me you may contact me at 503-742-4457 and my email is kimben@clackamas.us. I am happy to help any way I can.



Kimberly Benthin
Code Enforcement Specialist
Code Enforcement Section

Important Notices

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

Department of Transportation and Development

Nondiscrimination Policy:

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¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

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



Citation No. 230337-1

Case No. V0033723

ADMINISTRATIVE CITATION

Date Issued: July 29, 2024

Name and Address of Person(s) Cited:

Name: Jason & Jenifer Collins
Mailing Address: 7935 SE Beatrice St
City, State, Zip: Milwaukie, OR 97222

Date Violation(s) Confirmed: On the 21st day of February, 2024, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 7935 SE Beatrice St., Milwaukie, OR 97222

Legal Description: T1S, R2E Section 29DA, Tax Lot 02000

Law(s) Violated

- Chapter 7.03 of Clackamas County Code, Road Use, Section
- Chapter 9.01 of CCC Uniform Code for the Abatement of Dangerous Buildings, Section
- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A,C,D,E)
- Chapter 9.03 of CCC Excavation and Grading, Section
- Chapter 10.03 of CCC Solid Waste and Wastes Management, Section 10.03.060 (A,B,C)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section
- Other law: _____

Description of the violation(s):

- 1) The outdoor cover patio, associated electrical and plumbing and the new water heater in the residence have not received permits and all the required inspections.

Maximum Civil Penalty \$1000.00

Fine: This is not subject to fine amount.

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

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

Citation issued by: Kimberly Benthin
Telephone No.: 503-742-4457

Date: July 29, 2024
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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: _____

Violation File # : V0033723

Benthin, Kim

From: Jason Collins <jascollins41@gmail.com>
Sent: Monday, August 5, 2024 5:11 PM
To: Benthin, Kim
Subject: 7935 se Beatrice st
Attachments: IMG_1300.jpg

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

Here is the miners label for the hot water heater.

PLS299315

Install by

03/11/2025

ROTH ZACHRY HEATING INC

License 3-450PB

Install date 4-3-2024

Work desc. New Gas Water

Water Heat - install

Oregon Minor Label Program

QOMZP - principal grande
Para desconectar todos los conductores de carga de los conductores de suministro, coloque las palancas del interruptor automático con indicadores de desconexión principal o de servicio en la posición de abierto.



