



NOTICE OF HEARING

August 1, 2024

Kristina Klaetsch
29520 SE Eagle Creek Rd.
Estacada, OR 97023

RE:: County of Clackamas v. Kristina Klaetsch
File: V0018021

Hearing Date: August 27, 2024

Time: This item will not begin before 11:30am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

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

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

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, 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 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 copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Diane Bautista at 150 Beavercreek 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 Diane Bautista at 503-742-4459 **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.

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 a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/82782102855?pwd=aJb7YL1Zfe5NMhw11WAE1siUDfgqMv.1>

Passcode: 859957

Or One tap mobile:

+14086380968,,82782102855# US (San Jose)

+16694449171,,82782102855# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860

Webinar ID: 827 8210 2855

Department of Transportation and Development

Nondiscrimination Policy:

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

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

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

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

KRISTINA KLAETSCH,

Respondent.

File No: V0018021

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 29520 SE Eagle Creek Rd., Estacada, OR 97023.

2.

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

29520 SE Eagle Creek Rd., Estacada, OR 97023, also known as T3S, R4E, Section 17 , Tax Lot 00501, and is located in Clackamas County, Oregon.

3.

On or about the 26th day of May, 2021 and on or about the 21st day of June, 2022, the Respondent violated the following law, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain final approved inspections for electrical permit E0487923. 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 Respondent in the following manner: Violation notice dated May 26, 2021 and Citation and Complaint #2100180. A copy of the notice documents are attached to this Complaint as Exhibits B and C, and incorporated by this reference.

6.

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

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

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

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

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

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

and

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

DATED THIS 1st day of August, 2024.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

KRISTINA KLAETSCH,

Respondent.

File No.: V0018021

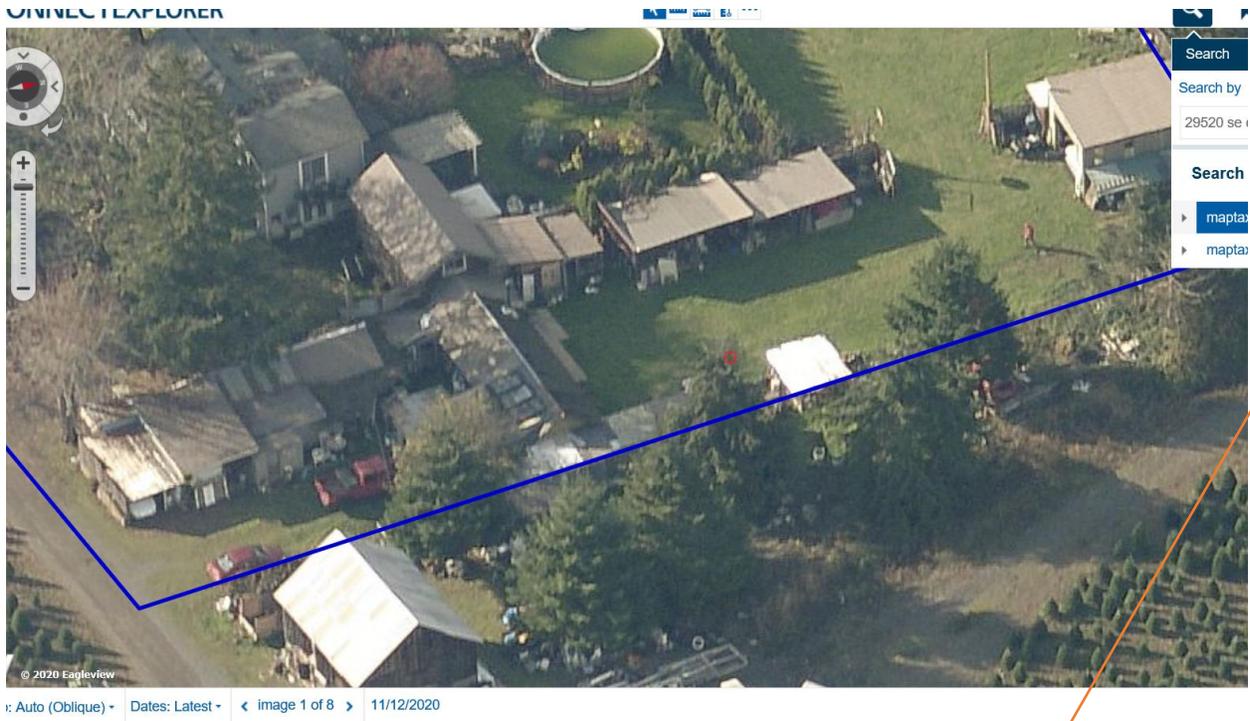
STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|----------------------------|---|
| May 5, 2021 | Clackamas County received a complaint regarding an unpermitted accessory dwelling unit and guest house. |
| May 7, 2021
Exhibit A | County staff conducted research of the subject property from information received from the complainant. |
| May 26, 2021
Exhibit B | Correspondence was sent to the Respondent for the building and zoning violations with a deadline of June 26, 2021 to abate the violations. |
| June 21, 2022
Exhibit C | Citation 2100180 was issued for \$900.00 for the building and zoning violations. This citation was mailed via first class mail and was not returned to the County. This citation remains unpaid. |
| June 13, 2023
Exhibit D | I received an email from architect Todd Iselin stating that no application for an accessory dwelling unit would be submitted. The kitchen in what was the ADU will be removed and the building converted back to an Ag building. |
| July 15, 2023
Exhibit E | AG019822 was completed. Plumbing permit P0203523 received an approved final inspection on February 22, 2024. An inspection for Electrical permit E0487923 was conducted on February 27, 2024 that required corrections. No final approved inspection has occurred |
| August 1, 2024 | The County referred this matter to the Code Enforcement Hearings Officer. |

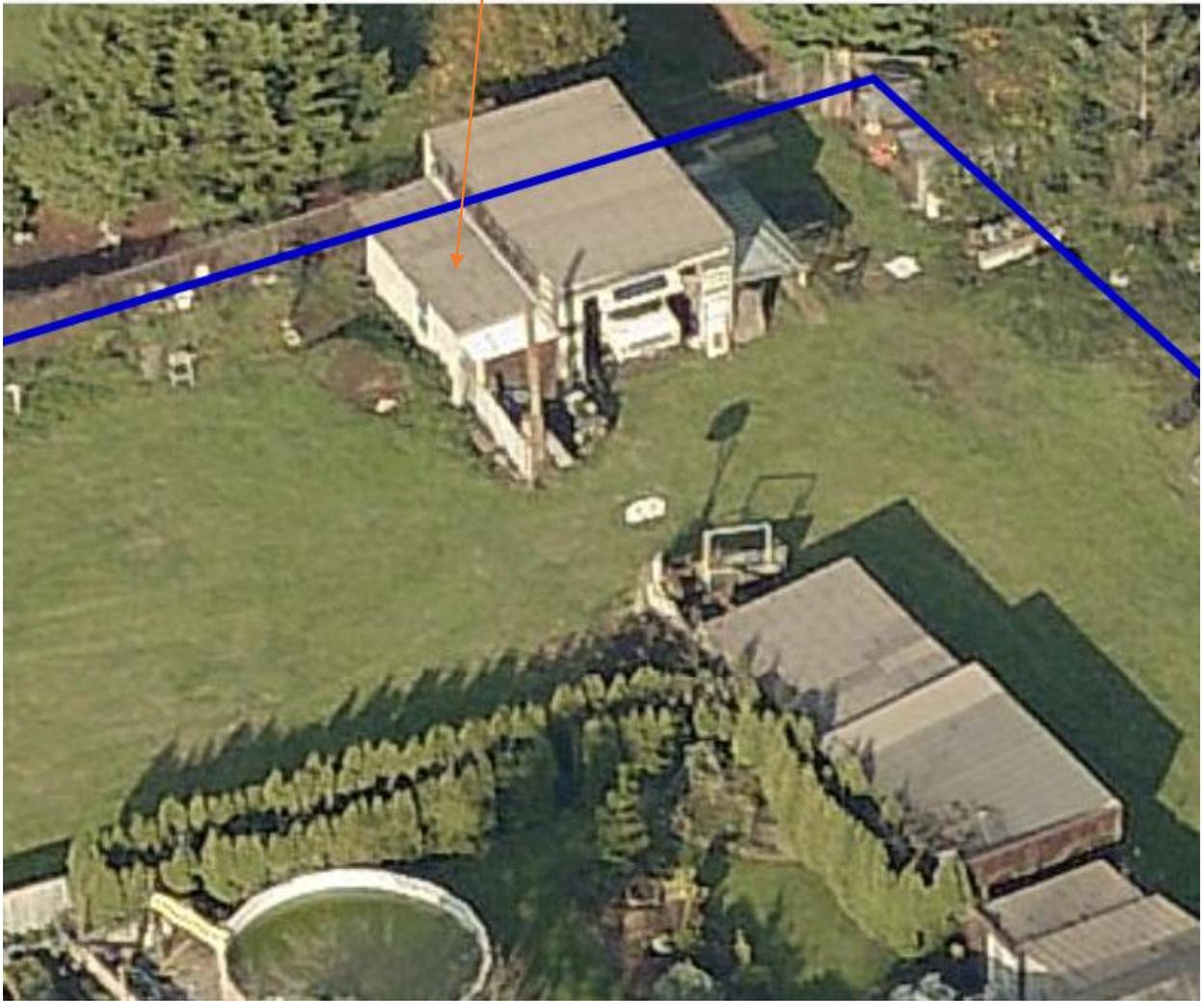
If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, the County requests a Final Order in this matter recommending the following:

- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited June 21, 2022.
- Payment of \$400.00 for the zoning violation on Citation 2100180 issued on June 21, 2022.
- The County is requesting that the fine amount of \$500.00 for the building code violation be waived for Citation No. 2100180 that was issued on June 21, 2022 since the County is requesting civil penalties pursuant to ORS 455.895(2).
- The administrative compliance fee calculated at \$75.00 per month from June, 2021 totals \$2,850.00. The County is requesting the Administrative Compliance Fees be reduced in the amount of \$1,250.00 for a total amount due of \$1,600.00. This is a reasonable estimate of the cost of this enforcement matter.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- The County request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



Black arrow – Full ADU

Orange – Occupied – no bathroom or Kitchen. Currently under construction and being added onto





May 26, 2021

Kristina Klaetsch
29520 SE Eagle Creek Road
Estacada, OR 97023

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A) and the Clackamas County Building Code, Title 9.02.040 (B), (C), (D), (E) and (J)

VIOLATION #: V0018021

SITE ADDRESS: 29520 SE Eagle Creek Rd., Estacada, OR 97023

LEGAL DESCRIPTION: T3S, R4E, Section 17, Tax Lot 00501

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

- Accessory Dwelling Unit built without permits
- Guest House built without permits
- Multiple dwellings without land use approval
- Multiple accessory structures built without permits

VIOLATIONS & HOW TO RESOLVE

Accessory dwelling and guest house built without land use approval and permits

Construction of an accessory dwelling unit and guest house without land use approval and permits constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A) as it pertains to secondary dwelling units on one parcel and the Clackamas County Building Code, Title 9.02.040 (B), (C), (D), (E) and (J). You must abate the violation by completing one of the following **no later June 26, 2021:**

- Contact the Planning Department to determine if the Accessory Dwelling Unit and/or guest house may remain and obtain appropriate building, plumbing, electrical and mechanical permits as required.
 - Submit the appropriate permit applications and pay the appropriate fee(s).
 - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued, **or**;
- Demolish the accessory dwelling unit and guest house:
 - Obtain demolition permits and appropriate plumbing and electrical permits to ensure the interior items are properly decommissioned and removed,
 - Submit the plumbing and electrical permit applications and pay the appropriate fee(s).
 - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.
 - Once removal is completed please contact the County to schedule an inspection to confirm compliance.

Construction of accessory structures without permits

Construction of accessory structures over 200 square feet requires a building permit. You must abate the violation by completing one of the following **no later June 26, 2021**:

- Obtain appropriate building, plumbing, electrical and mechanical permits, **and**;
 - Submit the appropriate permit applications and pay the appropriate fee(s).
 - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.
- Demolish the accessory structures:
 - Obtain demolition permits and appropriate plumbing and electrical permits to ensure the interior items are properly decommissioned and removed,
 - Submit the plumbing and electrical permit applications and pay the appropriate fee(s).
 - Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued.
 - Once removal is completed please contact the County to schedule an inspection to confirm compliance.

CONTACT INFORMATION

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

Planning – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 9:00 a.m. to 3:00 p.m. Monday through Thursday.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@co.clackamas.or.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

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


 Property Account Summary  Barcode

Account Number	00931843	Property Address	29520 SE EAGLE CREEK RD , ESTACADA, OR 97023
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General Information

Alternate Property #	34E17 00501
Property Description	Section 17 Township 3S Range 4E TAX LOT 00501
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	108-023
Remarks	

Tax Rate

Description	Rate
Total Rate	12.9792

Property Characteristics

Neighborhood	12051: Estacada rural 100, 101
Land Class Category	101: Residential land improved
Building Class Category	13: Single family res, class 3
Year Built	1905
Acreage	1.31
Change property ratio	1XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	KLAETSCH KRISTINA L	29520 SE EAGLE CREEK RD, ESTACADA, OR 97023
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	KLAETSCH KRISTINA L	29520 SE EAGLE CREEK RD, ESTACADA, OR 97023

21
2000
688281
Recorded By TIGOR TITLE

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: RONALD KLAETSCH

GRANTEE: RONALD J. KLAETSCH.

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

RONALD J. KLAETSCH
29520 SE EAGLE CREEK ROAD
ESTACADA, OREGON 97023

Escrow No. 688281 Title No. W688281NS

After recording return to:
RONALD J. KLAETSCH
29520 SE EAGLE CREEK ROAD
ESTACADA, OREGON 97023

STATUTORY WARRANTY DEED

RONALD KLAETSCH AND KRISTINA KLAETSCH Grantor, conveys and warrants to RONALD J. KLAETSCH AND KRISTINA L. KLAETSCH, HUSBAND AND WIFE Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in CLACKAMAS County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. The said property is free of encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWER OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030)

Dated this 8 day of APRIL 19 99

Ronald Klaetsch
RONALD KLAETSCH
Kristina Klaetsch
KRISTINA KLAETSCH

State of Oregon, County of Clackamas
The foregoing instrument was acknowledged before me this 8th day of April, 19 99 by
RONALD KLAETSCH
KRISTINA KLAETSCH

K. Dorn
Notary Public for Oregon
My commission expires: Aug 13 2002

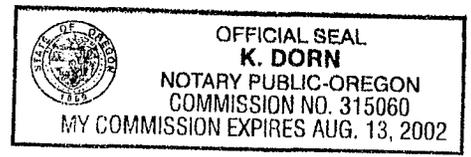


EXHIBIT 'A'

LEGAL DESCRIPTION

Part of the Hugh Currin Donation Land Claim No. 40, Township 3 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at an iron rod on the Easterly right of way line of State Highway No. 211 at the center line of a public gateway, said point being North 19° 16' 10" West 295.68 feet along the East right of way line of State Highway No. 211 from the intersection of the North line of that tract conveyed to John Delbert Kitching and wife by Deed recorded in Deed Book 560 page 342, Deed Records and the East right of line of State Highway No. 211, from the point of beginning; thence along the center line of the said gateway, North 69° 44' 35" East, 235.28 feet (passing over an iron rod a 175.39 feet) to an iron rod; thence North 19° 16' 10" West, 236.82 feet to an iron rod; thence along the South line of that tract conveyed to F.T. Durham, et ux, by Deed recorded December 1, 1955 in Book 504 page 445, Deed Records, as monumented and occupied; South 77° 41' 40" West, 233.59 feet (passing over an iron rod at 46.86 feet) to an iron rod on the East right of way line of State Highway No. 211; thence along the said East line on a curve (long chord South 18° 30' 20" East, 254.24 feet) to the point of beginning.



Citation No. 2100180

Case No. V0018021

ADMINISTRATIVE CITATION

Date Issued: June 21, 2022

Name and Address of Person(s) Cited:

Name: Kristina Klaetsch
Mailing Address: 29520 SE Eagle Creek Road
City, State, Zip: Estacada, OR 97023

Date Violation(s) Confirmed: On the 21st day of June, 2022, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 29520 SE Eagle Creek Rd., Estacada, OR 97023

Legal Description: T3S, R4E Section 17, Tax Lot(s) 00501

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), (E) and (K)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A)

Description of the violation(s):

- 1) Accessory structures built without permits. Structures converted to habitable space without permits.

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

- 2) Multiple dwellings without land use approval.

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

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$900.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

Citation issued by: Diane Bautista
Telephone No.: 503-742-4459

Date: June 21, 2022
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

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

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

Options:

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____

Bautista, Diane

From: Todd Iselin <todd@iselinarch.com>
Sent: Tuesday, June 13, 2023 9:29 AM
To: Bautista, Diane
Subject: RE: Violation - 29520 SE Eagle Creek Road - Klaetsch

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

Hi Diane,

No application for an accessory dwelling unit is going to be submitted. The Kitchen in what was the ADU will be removed and the building converted back to an Ag building.

After going through the building it is not economically viable to do the structural and energy code upgrades that would be required to convert this to a legal ADU.

Other buildings on the site have now been documented and we are preparing a drawing to show which ones are to be demolished. We should have this submitted thru Development Direct within the next couple of days to resolve AG019822.

Thank you,

Todd Iselin

[ISELIN ARCHITECTS, P.C.](#)

1307 SEVENTH STREET, OREGON CITY, OR 97045
PH. (503) 656-1942
www.iselinarchitects.com

From: Bautista, Diane
Sent: Tuesday, June 13, 2023 7:42 AM
To: todd@iselinarch.com
Subject: Violation - 29520 SE Eagle Creek Road - Klaetsch

Good morning,

The violations on this property are ready to be sent to hearing. AG019822 has unresolved issues in Development Direct and no applications have been submitted for the Accessory Dwelling Unit. Please advise how you and your client are planning to proceed.

Thank you.

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement



Permit #: E0487923	Applied: 08/31/2023
Type: Electrical / Electrical	Approved: 08/31/2023
Status: Issued	Final:
Valuation: \$0.00	Expiration: 08/27/2024
Address: 29520 SE EAGLE CREEK RD ESTACADA, OR 97023	

Applicant: Todd Iselin (503) 656-1942
 Owner: KLAETSCH KRISTINA L
 Contractor: PROPERTY OWNER DOING WORK 503-519-1317

Certificate of Occupancy Required:

Parcel: 34E17 00501	Class:	
Entered By: RBISHOP	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 07/31/2024	Violation:	
Description: PERMIT EXISTING BUILDING - V0018021 SE CORNER STRUCTURE FOR AG		
Conditions:		

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	0
Electrical State Surcharge	1	\$23.64
Branch Circuits w/ Purchase Service or Feeder	3	\$36.00
Permanent Service/Feeder - <200 Amps	1	\$161.00
Total Fees:		\$220.64
Total Payments:		\$220.64
Balance Due:		\$0.00

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

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

29520 SE EAGLE CREEK RD
ESTACADA, OR 97023

Inspection Date:

2/27/2024 12:00:00 AM

Record Type:

Building - Electrical

Record ID:

E0487923

Inspection Type:

199 Electrical Final

Inspector:

Will Whitman

Result:

Denied

Comments:

This inspection is for Electrical Service on pole integrated with Building next to it.

1. Electrical panel must be rated for outdoor installation, NEMA 3R.
2. Weatherproof hub required on top of new panel.
3. Two ground rods required, at least 6 ft apart, #6 copper wire, acorn ground clamps.
4. All entries into panel must be done with approved fittings.
5. All exposed cables must be physically protected with conduit or flexible conduit or by enclosing in construction.

Other violations may exist inside structure, and at other buildings served.

Inspector

Contractor