



## NOTICE OF HEARING

December 10, 2025

Andy Joseph Hernandez  
Daris Pereira Rivas  
26261 S Hwy 213  
Mulino, OR 97042

**RE:** County of Clackamas v. Andy Joseph Hernandez & Daris Pereira Rivas  
**File:** V0023824

**Hearing Date:** January 8, 2026

**Time:** This item will not begin before 11:00 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 Andrea Hall, Code Compliance Specialist for Clackamas County at (503) 742-4467, 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 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 evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that 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 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 a continuing order. The Hearings Officer 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, the 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 proceedings 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 Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. 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 Andrea Hall at [AndreaHal@clackamas.us](mailto:AndreaHal@clackamas.us) or mail your evidence to Andrea Hall at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will process 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 Andrea Hall at 503-742-4467 **within 3 calendar days of receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **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 971-930-6134 for assistance.**

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/83709840238?pwd=TunzauEeVwQL8xEgBrGW5m3u0a2zql.1>

Passcode: 044418

Phone one-tap:

+16694449171,,83709840238# US,,+16699006833,,83709840238# US (San Jose)

Join via audio:

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+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)

+1 646 931 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)

+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)

Webinar ID: 837 0984 0238

International numbers available: <https://clackamascounty.zoom.us/j/kelENNz0NO>

## 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)

**¡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)

**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)

**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)

**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)

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

ANDY JOSEPH HERNANDEZ,

and

DARIS PEREIRA RIVAS,

Respondents.

File No: V0023824

COMPLAINT AND REQUEST FOR HEARING

I, Andrea Hall, Senior Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents Andy Joseph Hernandez and Daris Pereira Rivas mailing address is:

26261 S Hwy 213, Mulino, OR 97042.

2.

The Respondents own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint 26261 S Hwy 213., Mulino, OR 97042, also known as T4S, R2E, Section 17A , Tax Lot 2401, and is located in Clackamas County, Oregon. The property is zoned Rural Area Residential 2-Acre and is the location of violation(s) asserted by the County.

3.

On or about the 10<sup>th</sup> day of June, 2024 and the 16<sup>th</sup> day of October 2025 Respondents violated the following laws, in the following ways:

- a. Chapter 9.02 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code. 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 June, 10, 2024 and Citation and Complaint #2400238 dated October 16, 2025. A copy of the notice documents are attached to this Complaint as Exhibits B & 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 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 Priority 1 violation being \$1,000.00 to \$3,500.00 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 9th day of December, 2025.



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Andrea Hall  
Senior Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

ANDY JOSEPH HERNANDEZ,

and

DARIS PEREIRA RIVAS,

Respondents.

File No.: V0023824

STATEMENT OF PROOF

History of Events and Exhibits:

February 24, 2022  
Exhibit A

In response to a complaint filed by a Clackamas County Building Inspector, the County found that a garage on the subject property had been converted to habitable space and the once detached structure had been connected to the main dwelling. The County worked with the previous owners to abate the violation and on June 7, 2024 found that the property had been sold to the Respondents.

June 10, 2024  
Exhibit B

A violation notice was mailed to the Respondents notifying them of the violations and required that permit applications be submitted to the Clackamas County Building Codes Division no later than July 12, 2024.

October 16, 2025  
Exhibit C

A review of County records revealed that while some permits for the remodel had been issued, and the building permit final, there was no electrical or mechanical submitted and the plumbing permit had expired. There was also an expired permit for an HVAC system. Citation number 2400238 was issued for \$514.00 for the priority 1 building code violations. The citation was sent first class mail and was not returned to the County, the citation remains unpaid

December 9, 2025

After a review of the County permit system revealed that there was no permit for electrical or mechanical work, the plumbing permit and permit for the HVAC remained expired, the matter was referred to the Code Enforcement Hearings Officer.



As the Respondents have not taken all necessary steps to abate the violation, the violation is not due to conditions or circumstances beyond their control and the Respondents have not been cooperative in abating the violation, the County is asking for a Final Order and authorization to move the matter to County Counsel for further enforcement action.

However, should the Hearings Officer find that there are mitigating factors in this case, the County would request a Continuing Order requiring the Respondent to:

- Bring the property into compliance with the Building Code within 45 days of the date of the Order by obtaining all required permits and approved final inspections.
- The County will submit a timely Post Hearing Status Report. The report will be sent to the Code Enforcement Hearing Officer and to the Respondents. The report may include the following recommendations:
  - Payment for Citation No. 2400238 for \$514.00 for the Priority 1 Building Code violation.
  - Assessment of a civil penalty between \$1,000.00 and \$3,500.00 for Priority 1 Building Code violation for date cited October 16, 2025.
  - Assessment of an administrative compliance fee calculated at the rate of \$75.00 per month starting June 2024 through June 2025 subtotalling.
  - Assessment of an administrative compliance fee calculated at the rate of \$100.00 per month starting July 2025 through the date of the hearing subtotalling.

Total administrative compliance fee is \$1,400.00, however, because this case was opened prior to July 1, 2025 when the County ceased waiving administrative fees, the County is requesting a reduced amount of \$550.00 as a reasonable estimate of the cost of this enforcement matter.
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order authorizing the County to seek further enforcement action including to proceed to Circuit Court.

[Property Search \(/default.aspx\)](#) / [Search Results \(/results.aspx\)](#) / [Property Summary](#)

## Property Account Summary



<b>Account Number</b>	01030663	<b>Property Address</b>	26261 S HWY 213 , MULINO, OR 97042	
<b>General Information</b>				
Alternate Property #		42E17A 02401		
Property Description		Section 17 Township 4S Range 2E Quarter A TAX LOT 02401		
Property Category		Land &/or Buildings		
Status		Active, Locally Assessed		
Tax Code Area		035-029		
Remarks				
<b>Tax Rate</b>				
<b>Description</b>		<b>Rate</b>		
Total Rate		13.4278		
<b>Property Characteristics</b>				
Neighborhood		12161: Mulino 100, 101		
Land Class Category		101: Residential land improved		
Building Class Category		13: Single family res, class 3		
Year Built		1950		
Acreage		0.68		
Change property ratio		1XX		
<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	HERNANDEZ ANDY JOSEPH	26261 S HWY 213, MULINO, OR 97042	
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000	

Owner	100	HERNANDEZ ANDY JOSEPH	26261 S HWY 213, MULINO, OR 97042		
Owner	100	RIVAS DARIS A PEREIRA	26261 S HWY 213, MULINO, OR 97042		
Mortgage Company	100	CENTRAL LOAN ADMINISTRATION	PO BOX 77405, EWING, NJ 08628		
Property Values					
Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
AVR Total	\$196,615	\$152,263	\$147,829	\$143,524	\$139,344
Exempt			\$23,370	\$22,689	\$22,028
TVR Total	\$196,615	\$152,263	\$124,459	\$120,835	\$117,316
Real Mkt Land	\$254,737	\$247,478	\$202,602	\$176,204	\$167,625
Real Mkt Bldg	\$205,500	\$125,360	\$102,850	\$90,490	\$86,380
Real Mkt Total	\$460,237	\$372,838	\$305,452	\$266,694	\$254,005
M5 Mkt Land	\$254,737	\$247,478	\$202,602	\$176,204	\$167,625
M5 Mkt Bldg	\$205,500	\$125,360	\$102,850	\$90,490	\$86,380
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$196,615	\$152,263	\$147,829	\$143,524	\$139,344
Mkt Exception	\$76,070				
AV Exception	\$39,785				
Active Exemptions					
No Exemptions Found					
Events					
Effective Date	Entry Date-Time	Type	Remarks		
05/01/2023	05/09/2023 09:43:00	Recording Processed	Property Transfer Filing No.: 427650, Warranty Deed, Recording No.: 2023-014542 05/01/2023 by ROMYMIE		
05/01/2023	05/09/2023 09:43:00	Taxpayer Changed	Property Transfer Filing No.: 427650 05/01/2023 by ROMYMIE		
10/25/2021	11/01/2021 12:51:00	Recording Processed	Property Transfer Filing No.: 402608, Personal Representative Deed, Recording No.: 2021-095417 10/25/2021 by MEKAOLS		
10/25/2021	11/01/2021 12:51:00	Taxpayer Changed	Property Transfer Filing No.: 402608 10/25/2021 by MEKAOLS		

07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Conversion deed: 78-51458, , \$ 0			
<b>Tax Balance</b>						
<b>Installments Payable</b>						
<b>Tax Year</b>	<b>Category</b>	<b>TCA/District</b>	<b>Charged</b>	<b>Minimum</b>	<b>Balance Due</b>	<b>Due Date</b>
No Records Found						
View Detailed Statement (statement.aspx) Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.						
Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): <input type="text" value="2023"/>						
<b>Receipts</b>						
<b>Date</b>	<b>Receipt No.</b>	<b>Amount Applied to Parcel</b>	<b>Total Amount Due</b>	<b>Receipt Total</b>	<b>Change</b>	
11/13/2023 00:00:00	5458943 (ReceiptDetail.aspx? receiptnumber=5458943)	\$2,640.11	\$2,640.11	\$2,560.91	\$0.00	
11/08/2022 16:51:00	5226181 (ReceiptDetail.aspx? receiptnumber=5226181)	\$2,044.43	\$14,164.23	\$13,739.30	\$0.00	
11/15/2021 10:15:00	5128955 (ReceiptDetail.aspx? receiptnumber=5128955)	\$1,645.75	\$1,645.75	\$1,596.38	\$0.00	
05/17/2021 00:00:00	5003223 (ReceiptDetail.aspx? receiptnumber=5003223)	\$533.43	\$533.43	\$533.43	\$0.00	
02/17/2021 12:04:00	4990248 (ReceiptDetail.aspx? receiptnumber=4990248)	\$533.43	\$1,066.86	\$533.43	\$0.00	
11/09/2020 11:46:00	4852407 (ReceiptDetail.aspx? receiptnumber=4852407)	\$533.43	\$1,600.29	\$533.43	\$0.00	
05/20/2020 08:37:00	4812390 (ReceiptDetail.aspx? receiptnumber=4812390)	\$517.92	\$517.92	\$517.92	\$0.00	
02/18/2020 15:58:00	4795282 (ReceiptDetail.aspx? receiptnumber=4795282)	\$517.92	\$1,035.84	\$517.92	\$0.00	
11/18/2019 00:00:00	4747661 (ReceiptDetail.aspx? receiptnumber=4747661)	\$517.92	\$1,553.76	\$517.92	\$0.00	

Sales History								Other Parcel
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	
04/28/2023	05/09/2023	05/01/2023	2023-014542	\$520,000.00	427650		HERNANDEZ ANDY JOSEPH	No
10/25/2021	11/01/2021	10/25/2021	2021-095417	\$200,000.00	402608		AGUILAR ANEYDA	No
Property Details								
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths	
900	0 X 0	1950	35	1.0	3	2	0	

## Printable Version

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Version 4.5.0.0



June 10, 2024

Andy Joseph Hernandez  
Daris Pereira Rivas  
26261 S Hwy 213  
Mulino, OR 97042

**Subject: Violation of the Clackamas County Code V0023824**

Site Address: 26261 S Hwy 213, Mulino, OR 97042  
Legal Description: T4S, R2E, Section 17A, Tax Lot 2401

It has come to the attention of the Clackamas County Code Enforcement Section that the garage on the subject property has been converted to habitable space and the breezeway connecting the former garage and single family residence has been enclosed without the benefit of permits or inspections. This constitutes a violation of Chapter 9.02.040(B)(C)(D)(E) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

A review of County records has revealed that B0253122 and P0195823 have been issued for the unpermitted remodel work but there is no electrical or mechanical permit and neither of the permits that have been issued have approved final inspections.

In order to abate the violation, please submit the remaining required permit applications and appropriate fees to the Clackamas County Building Codes Division no later than **July 12, 2024**. Permits are accepted online, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>. The permits must have the fees paid in full within ten days of being notified the permit is ready. Please schedule all inspections so that final inspections may be obtained for all permits associated with the remodel no later than 30 days of the date of the remaining permits are issued.

If you have any questions concerning these permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email [andreahal@clackamas.us](mailto:andreahal@clackamas.us) .

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
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](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.









Exhibit B 5 of 5

Exhibit B 5 of 5



Citation No. 2400238

Case No. V0023824

# ADMINISTRATIVE CITATION

Date Issued: October 16, 2025

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

Name: Andy Hernandez  
Daris Rivas  
Mailing Address: 26261 S Hwy 213  
City, State, Zip: Mulino, OR 97042

Date Violation(s) Confirmed: On the 16<sup>th</sup> day of October, 2025 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): 26261 S Hwy 213, Mulino, OR 97042

Legal Description: T4S, R2E Section 17A, Tax Lot(s) 2401

**Law(s) Violated:**

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

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

- 1) Persons cited failed to obtain permits and approved final inspections for the conversion of a garage to habitable space and the construction of a breezeway to connect the garage to the house.

Maximum Civil Penalty \$3500.00

Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$514.00. 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 \$100.00 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: Andrea Hall  
Telephone No.: 503-742-4467

Date: October 16, 2025  
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. If you fail to exercise one of the following 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 including the administrative compliance fees that have accrued.  
Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:  

Clackamas County Code Enforcement Section  
150 Beaver Creek Rd.  
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).

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

- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; 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. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. 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: \_\_\_\_\_