



## NOTICE OF HEARING

June 25, 2025

Maksim Panfilov  
4226 NE 161<sup>st</sup> Ave Ste B  
Portland, OR 97230

**RE::** County of Clackamas v. Maksim Panfilov  
**File: V0036916**

**Hearing Date:** July 10, 2025

**Time:** This item will not begin before **11:30 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 Andrea Hall, Senior 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 Zoom invite has been sent to [max@eliteelectricpdx.com](mailto:max@eliteelectricpdx.com) a copy of the link is also provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

If you would like to present evidence at the Hearing please email or mail your evidence to Andrea Hall 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 Andrea Hall at 503-742-4467 **within 3 calendar days of receipt of the Notice of Hearing.**

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet. **When joining the webinar please accept the request to join as a panelist.**

**If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-830-9960 for assistance.**

#### Zoom invite

Join from PC, Mac, iPad, or Android:

<https://clackamascountry.zoom.us/j/89306386110?pwd=fnprBl8zVHGUSxwZlI9s7edhuAz1Ki.1>

Passcode:832122

Phone one-tap:

+14086380968,,89306386110# US (San Jose) 16694449171,,89306386110# US

Join via audio:

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

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+1 312 626 6799 US (Chicago)  
Webinar ID: 893 0638 6110

## Department of Transportation and Development

### **Nondiscrimination Policy:**

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

**¡LE DAMOS LA BIENVENIDA!** Spanish

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

**ДОБРО ПОЖАЛОВАТЬ!** Russian

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

**欢迎!** Chinese (Mandarin)

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

**CHÀO MỪNG!** Vietnamese

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

[www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) hoặc gọi điện thoại theo số 503-742-4452.

**환영합니다.** Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

MAKSIM PANFILOV,

Respondent.

File No: V0036916

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Maksim Panfilov mailing address is: 4226 NE 161<sup>st</sup> Ave. Ste. B,  
Portland, OR 97230.

2.

The Respondent own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint 25144 SW Petes Mountain Rd., West Linn, OR 97068, also known as T3S, R1E, Section 3 , Tax Lot 706, and is located in Clackamas County, Oregon. The property is zoned AG/Forest District and is the location of violation(s) asserted by the County.

3.

On or about the 2nd day of February 2022 and the 23rd day of May, 2022 the Respondent violated the following laws, in the following ways:

- a. 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.

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

- b. Chapter 9.03.030 as it pertains to the Clackamas County Excavation and Grading 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 Respondent in the following manner: Violation notice dated February 2, 2022 and Citation and Complaint number 1600369-1 dated May 23, 2022. A copy of the notice document is attached to this Complaint as Exhibit E & F, and incorporated by this reference.

6.

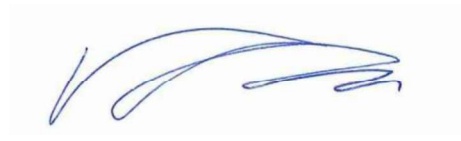
Based on these allegations, petitioner requests that a hearing be set in this matter.

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 violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the priority 1 Building Code violation being \$750.00 to \$1000.00 per occurrence as provided by Appendix B to the Clackamas County Code; said range for the priority 1 Excavation and Grading Code being \$750.00 to \$3500.00.

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and
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:
5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 4th day of June, 2025.



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Andrea Hall  
Senior Code Enforcement Specialist  
FOR CLACKAMAS COUNTY



COUNTY OF CLACKAMAS,

Petitioner,

v.

MAKSIM PANFILOV,

Respondent.

File No.: V0036916

STATEMENT OF PROOF

History of Events and Exhibits:

June 22, 2016	The County received a complaint alleging that a barn had been converted to two apartments, a lake house had been constructed and that a sport court was created without the benefit of permits or inspections.
July 13, 2016 Exhibit A	A violation notice was mailed to the then owners regarding the multiple building code violations
August 28, 2017 Exhibit B	An email was sent to the representative of the owner outlining the violations.
April 29, 2020 Exhibit C	A review of County Tax Assessor records revealed that the property was under new ownership. A letter was mailed to the new owner describing the violations.
June 10, 2020 Exhibit D	A violation notice was sent to the new owner with a deadline of July 13, 2020 to submit building permit applications.
February 2, 2022 Exhibit E	A second violation notice was mailed to the owner with a deadline of March 4, 2022 to abate the building code violation and April 4, 2022 for the grading code violation.
May 23, 2022 Exhibit F	After a review of County records revealed that the building and grading code violations continued, citation number 1600369-1 was issued in the amount of \$1000.00. The citation was sent first class mail and not returned to the County, the citation remains unpaid.
June 4, 2025	After a review of County records revealed that the sport court was converted to an agricultural building but the plumbing, electrical and mechanical permits for the structure had expired without approved final inspections, the kitchen in the horse barn had been removed, there were no permits for the gas barbeque and sink in the gazebo, the lake house or the lake so this matter was referred to the Clackamas County Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the Building Code and Grading Code exists on the subject property, the County would request a Continuing Order be issued requiring the Respondent to do the following within 45 days of the date of the Order.

- Obtain plumbing, electrical and mechanical permits for illegal installations in the former sport court now agricultural building.
- Obtain permits for the gas barbeque and sink in the gazebo.
- Obtain all required permits for the lake house.
- Obtain a grading permit for the lake.

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.

Schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of the approved permit(s).

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

- Payment of Citation 1600369-1, \$500.00 for the Grading Code violation cited on May 23, 2022, waive the \$500.00 Building Code violation as the County is seeking civil penalties.
  - The imposition of civil penalties of up to \$1000.00 for the Building Code violation and up to \$3500.00 for the Grading Code violation.
  - The administrative compliance fee to be imposed from June 2020 which is \$4500.00, however, the County is requesting \$1275.00 as a reasonable estimate of the cost of this enforcement matter.
- 
- 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 Respondent from violating these laws in the future.



July 13, 2016

Mohammad Ali Trustee  
13105 SW Weir Rd.  
Beaverton, OR 97008

**Subject: Violations of the Clackamas County Code**

Site Address: 25144 SW Petes Mountain Rd., West Linn, OR 97068  
Legal Description: T3S, R1E, Section 03 Tax Lot 00706

Recently, Clackamas County Code Enforcement received a complaint regarding the subject property and possible code violations.

After extensive research has been done it has been determined the following violations appear to exist on the property.

1. The approximate 7000 sq foot building located next to the tennis court was permitted as an agricultural building in 2000. Your real estate listing identifies there is a converted barn with two complete apartments. And your RMLS listing shows a basketball court and racquetball court which presumably is in this building as well. This is a violation of Chapter 9.02 of the Clackamas County Code as it pertains to the application and enforcement of the building code and Section 407 of the Clackamas County Zoning and Development Ordinance.
2. It also appears there may have been remodeling done to the main house since it was constructed in 2009, including a gas fireplace on the outside deck. This would be a violation of Chapter 9.02 of the Clackamas County Code.
3. It also appears, from review of GoogleEarth images there is a substantial addition to the lake house. No permit records can be located for this work. This too would be a violation of Chapter 9.02 of the County Code.

In order to avoid further enforcement action, including the issuance of citations and/or referral of this matter to the Code Enforcement Hearings Officer, please complete the following actions by no later than August 15, 2016:

- Modify your real estate listings appropriately. The barn is not currently allowed to be two apartments and a sport facility. You may be able to legalize the sport

facility for personal use only; however, it is doubtful the apartments will be able to be legalized.

- Contact this office to work through a plan from bringing the property wholly into compliance with the zoning ordinance and the building code.

In order to provide the highest level of customer service, please bring a copy of this correspondence when visiting the County.

The County will be assessing a \$75.00 per month administrative fee on all open violation files, continuing until the violation(s) are abated.

If you have any question please contact Andrea Hall Monday through Friday from 7:30am to 4:00pm. Her direct telephone number is 503-742-4467 and her email is [andreaahal@co.clackamas.or.us](mailto:andreaahal@co.clackamas.or.us)

Thank you for your prompt attention to this matter.

A handwritten signature in black ink that reads "Kim Priest". The signature is written in a cursive, slightly stylized font.

Kim Priest  
Code Enforcement Section

Enclosures

## Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations will result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties of up to \$3,500 for each day the county verifies the noncompliance. Fine amounts and civil penalties are assessed for each cited violation and may be assessed separately against each named party. In addition, the Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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 waive all or part of the \$75 per month administrative fee.

Unpaid fines, administrative fees, civil penalties and abatement costs may be recorded as a lien against property owned by any of the parties either jointly or separately.

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.

Finally, recurrences of abated violations will result in the issuance of a citation without prior notice.

**From:** [Caufield, Scott](#)  
**To:** [Darren Gusdorf](#); [Hall, Andrea](#)  
**Subject:** RE: Pete's Mountain Rd.  
**Date:** Monday, August 28, 2017 9:59:34 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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Good morning Darren,

I apologize for the delay in getting this information to you. As mentioned in my last email to you, the list of items is as we discussed in our recent phone conversation. Here is a detailed list of the items of concern to the County and that require resolution via permitting and inspection:

1. **Former agricultural building now used as a sports/tennis court** – the building currently used as a tennis court was originally constructed as an agricultural building. Agricultural buildings located on a farm and used exclusively for agricultural purposes are typically exempt from the building codes. As such, the building was never reviewed, permitted, or inspected by the County. When the use changed from an agricultural to use as a tennis court, the building no longer retained its exempt status and triggered requirements for the building to be permitted based on its current use. Per our discussion on August 9, 2017, building permits are required for this structure. Plans must be prepared and submitted for review along with a building permit application, engineering for the structure, a site plan, and any necessary details outlining the construction of the building. Permits must also be issued for any plumbing, electrical, and mechanical systems to the extent they are installed.
2. **Second kitchen located in building adjacent to the main dwelling (horse barn)** – it is our understanding that a second kitchen exists in one of the buildings adjacent and in addition to the one located in the main dwelling, specifically, the horse barn. This constitutes a violation of the County's Zoning and Development Ordinance and it must be removed. According to our records, a permit was issued to decommission the gas line serving the kitchen, however that does not completely resolve the issue. A change of occupancy/alteration permit must be issued which will allow verification that the kitchen has been removed in its entirety.
3. **Gazebo with gas barbeque and sink** – according to our records, a gazebo has been constructed on the property which includes a gas barbeque and sink. Accessory structures such as these are exempt from permitting requirements if they are not more than 200 square feet in area nor more than 10 feet in height measured from the finish floor to the average height of the roof. If the accessory building exceeds those dimensions (and it would appear that it does), a permit is required. Plans must be prepared and submitted for review along with a building permit application, a site plan, and any necessary details outlining the construction of the building. Permits must also be issued for any plumbing, electrical, and mechanical systems to the extent they are installed.
4. **Lake house** – the building that is constructed adjacent to the man-made lake (and a later addition to same) were never permitted or inspected. As such, a building permit is required for the entire structure. Plans must be prepared and submitted for review along with a building permit application, a site plan, engineering for the structure (if it does not meet the prescriptive bracing requirements of the code), and any necessary details outlining the construction of the building. Permits must also be issued for any plumbing, electrical, and mechanical systems to the extent they are installed.
5. **Man-made lake** – a man-made lake, approximately 150 yards x 150 yards in size according to satellite photography, was constructed on the property. According to the County's records,

no grading permit was ever issued for the construction of that body of water. Such water features require both an approved grading permit (issued by the County) and the approval of the Oregon Water Master amongst other potential State of Oregon approvals. As such, it is the County's position that the water feature is illegal and requires permitting from both the County and all appropriate state agencies as we discussed at length on August 9, 2107 to resolve this violation. In an effort to address your concerns, Clackamas County has made a number of attempts to reach the Oregon Water Master, Amy Kim, by phone and email but to date have not received a return call. The points you make in your recent email to the County regarding the age of the water feature and its close proximity to the adjacent golf course (which also contains similar water features) are not without merit; however, we know of nothing in either Oregon Revised Statute or Oregon Administrative Rule that would allow such features to be "grandfathered" based on age or proximity to other bodies of water. If you can obtain a letter from the State Water Master accepting the water feature as is without further permitting or review, Clackamas County will accept that in lieu of any further permitting requirements. Absent that, permits must be obtained as described. The County will make no further efforts to contact the water master on your behalf.

During our August 9, 2017 phone conversation, I also indicated that these items listed here constitute the full and complete list of violations which must be addressed in order to resolve any remaining issues. Upon the successful resolution of these items, the County will regard these matters to be fully resolved and will close its enforcement case. The only exception to that would be if it is discovered during the resolution of these matters that a/any significant life-safety hazard(s) exist on the property (live, exposed wires, for example). It is my duty as the County's Building Official to require that such matters be resolved to ensure the public's safety. Beyond any such unknown/unforeseen hazards, we are unaware of any further issues associated with this property at this time.

If you should have any questions or require an additional information, please do not hesitate to contact me.

Sincerely,

Scott D. Caufield

Building Codes Administrator

Clackamas County Building Codes Division

Phone – (503) 742-4747

Fax – (503) 742-4741

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

The Clackamas County Building Codes Division's hours of operation are Monday-Thursday 8:00 am to 4:00 pm and Friday 8:00 am to 3:00 pm.

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**From:** Darren Gusdorf [mailto:[darren@iconconstruction.net](mailto:darren@iconconstruction.net)]

**Sent:** Saturday, August 26, 2017 6:38 AM

**To:** Hall, Andrea ; Caufield, Scott

**Subject:** RE: Pete's Mountain Rd.

**Importance:** High

Thanks Andrea,

So, not to sound snarkey here (so I'm sorry if it sound this way), but just thinking this pond inquiry/permit is a stretch vs. necessity. What concerns are there with this? We all know it's been in place for 20(ish) years now. Right next to a golf course with multiple ponds all over it. There's no

safety, environmental, or impact issues, and the only agency that could have any concerns with it isn't responding to your inquiry. Why are we chasing this one? Can we just focus on the items noted and earmarked as "final" in the last e-mail list? We need to formulate a plan to tackle this project to determine if Icon can/will assist in getting this property in compliance. We can't proceed until we are 100% with what is being required. I think we all want the same thing here, to get this property in check and be done with it. I do appreciate your help.

Scott, can you please send over the list we discussed soon? We're all sitting idle without it.

Thank you,

**Darren Gusdorf**

General Manager - Commercial & Residential Division  
ICON Construction & Development, LLC #150499  
1980 Willamette Falls Drive, Suite 200 | West Linn, OR 97068  
503.657.0406 office | 503.655.5991 fax  
[darren@iconconstruction.net](mailto:darren@iconconstruction.net)  
[www.iconconstruction.net](http://www.iconconstruction.net)



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**From:** Hall, Andrea [<mailto:Andreahal@co.clackamas.or.us>]

**Sent:** Friday, August 25, 2017 8:46 AM

**To:** Darren Gusdorf <[darren@iconconstruction.net](mailto:darren@iconconstruction.net)>

**Subject:** RE: Pete's Mountain Rd.

Her name is Amy Kim 503-722-1410 and her email is [Amy.J.Kim@wrд.state.or.us](mailto:Amy.J.Kim@wrд.state.or.us)

Andrea Hall

Clackamas County

Code Enforcement Coordinator

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**From:** Darren Gusdorf [<mailto:darren@iconconstruction.net>]

**Sent:** Friday, August 25, 2017 8:27 AM

**To:** Hall, Andrea <[Andreahal@co.clackamas.or.us](mailto:Andreahal@co.clackamas.or.us)>

**Cc:** Mark Handris <[handris@aol.com](mailto:handris@aol.com)>; Sohail M <[investment1@gmail.com](mailto:investment1@gmail.com)>

**Subject:** RE: Pete's Mountain Rd.

Thanks for your continued attempts Andrea. Can you forward me her contact information?

Thanks,

**Darren Gusdorf**

General Manager - Commercial & Residential Division  
ICON Construction & Development, LLC #150499  
1980 Willamette Falls Drive, Suite 200 | West Linn, OR 97068  
503.657.0406 office | 503.655.5991 fax  
[darren@iconconstruction.net](mailto:darren@iconconstruction.net)  
[www.iconconstruction.net](http://www.iconconstruction.net)





**From:** Hall, Andrea [<mailto:Andreaahal@co.clackamas.or.us>]

**Sent:** Friday, August 25, 2017 8:02 AM

**To:** Darren Gusdorf <[darren@iconconstruction.net](mailto:darren@iconconstruction.net)>

**Subject:** RE: Pete's Mountain Rd.

Hi Darren,

I have been unsuccessful in reaching the water master by phone despite multiple attempts.

I sent her an email this morning, hopefully, I will hear from her soon.

Thank you,

Andrea Hall

Clackamas County

Code Enforcement Coordinator

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**From:** Darren Gusdorf [<mailto:darren@iconconstruction.net>]

**Sent:** Friday, August 11, 2017 4:44 PM

**To:** Hall, Andrea <[Andreaahal@co.clackamas.or.us](mailto:Andreaahal@co.clackamas.or.us)>; Caufield, Scott <[scottcau@co.clackamas.or.us](mailto:scottcau@co.clackamas.or.us)>

**Cc:** Sohail M <[investment1@gmail.com](mailto:investment1@gmail.com)>; Mark Handris <[handris@aol.com](mailto:handris@aol.com)>

**Subject:** RE: Pete's Mountain Rd.

Hello Andrea and Scott,

Thank you for your time this week going through the items and details of what needs to be done moving forward on Mr. Masood's property. Two items I wanted to circle back on.

- 1) Andrea, did you get any update on the pond? What is the size requirement that triggers the state water master? Is there anything that is needed here being the pond has been in standing order with no issues for nearly 20 years now.
- 2) Scott, were you able to compile a "master list" with Andrea? We were hoping to get that finalized with some assurances that once this is identified, new items wouldn't be added. You made comments when we spoke that you could put this in an e-mail. Something along the lines of, "as long as there are no obvious/blatant/horrific safety issues observed on site, there would be nothing further added to the list of violations."

Once we can get these things buttoned up, we'll be able to make an informed decision on this purchase, as well as how best to assist Mr. Masood with getting these issues resolved/permitted.

Thank you!

**Darren Gusdorf**

General Manager - Commercial & Residential Division

ICON Construction & Development, LLC #150499

1980 Willamette Falls Drive, Suite 200 | West Linn, OR 97068

503.657.0406 office | 503.655.5991 fax

[darren@iconconstruction.net](mailto:darren@iconconstruction.net)

[www.iconconstruction.net](http://www.iconconstruction.net)



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**From:** Hall, Andrea [<mailto:Andreaahal@co.clackamas.or.us>]

**Sent:** Tuesday, August 08, 2017 10:44 AM

**To:** Darren Gusdorf <[darren@iconconstruction.net](mailto:darren@iconconstruction.net)>

**Cc:** 'Sohail M' <[investment1@gmail.com](mailto:investment1@gmail.com)>

**Subject:** Pete's Mountain Rd.

Hi Darren,

Thank you for taking the time to meet with me this morning regarding 25144 SW Pete's Mountain Rd.

I went back through County records and found a building permit, B0202496, for the pool and pavilion.

The square footage on the application matches the size of the building by the pool and matches the tax assessor records. There is still no evidence that the building by the water was permitted and inspected.

It appears that the approximately 400 square foot addition to the building by the water was constructed between July 2009 and May 2010. I didn't find a permit for that work either.

While going through the County records, I came across two additional items that should be discussed.

Between 1994 and 1999, The tax assessor noted a gazebo with a gas bbq and sink. (I'm wondering if that is the structure across the lawn from the structure by the water.) I did not find permits for that structure, the gas line or sink.

The next item is to confirm that the man-made body of water is legal. I have a call into the Water Master to confirm.

Please let me know if you have any questions.

Thank you,

Andrea Hall

Clackamas County

Code Enforcement Coordinator

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[Spam](#)

[Not spam](#)

[Forget previous vote](#)



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 29, 2020

Maksim Panfilov  
11636 SE Adoline Ave.  
Happy Valley, OR 97086

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

Site Address: 25144 SW Petes Mountain Rd., West Linn, OR 97068

Legal Description: T3S, R1E, Section 3, Tax Lot 706

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that an agricultural building has been converted to a sport court, another building has an illegal kitchen and an accessory building has been constructed near the lake on the property on the above referenced property without the benefit of permits or inspections. Additionally, there is a gazebo on site with a gas barbeque and sink without permits and a pond has been created on site without approval.

This is 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 and Chapter 9.03.030 as it pertains to Excavation and Grading.

In order to abate the violation, please submit the building and grading permit applications for the illegal work, technically complete plans and appropriate fees as soon as possible. Although the County is closed to the public, you are able to submit permit applications via email. Please contact the Building Code Division at 503-742-4240 or by email [bldservice@clackamas.us](mailto:bldservice@clackamas.us) for more information.

You will also need to contact the Oregon Water Resources Department at 503-986-0900 to start the process to obtain water rights for the pond.

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.

A handwritten signature in black ink, appearing to read 'Andrea Hall', with a stylized flourish at the end.

Andrea Hall  
Clackamas County  
Code Enforcement Coordinator

## Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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.

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.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



June 10, 2020

Maksim Panfilov  
11636 SE Adoline Ave.  
Happy Valley, OR 97086

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

Site Address: 25144 SW Petes Mountain Rd., West Linn, OR 97068

Legal Description: T3S, R1E, Section 3, Tax Lot 706

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that an agricultural building has been converted to a sport court, another building has an illegal kitchen and an accessory building has been constructed near the lake on the property on the above referenced property without the benefit of permits or inspections. Additionally, there is a gazebo on site with a gas barbeque and sink without permits and a pond has been created on site without approval.

This is 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 and Chapter 9.03.030 as it pertains to Excavation and Grading.

In order to abate the violation, please submit the building and grading permit applications for the illegal work, technically complete plans and appropriate fees no later than **July 13, 2020**. Although the County is closed to the public, you are able to submit permit applications via email. Please contact the Building Code Division at 503-742-4240 or by email [bldservice@clackamas.us](mailto:bldservice@clackamas.us) for more information.

You will also need to contact the Oregon Water Resources Department at 503-986-0900 to start the process to obtain water rights for the pond.

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.

A handwritten signature in black ink, appearing to read 'Andrea Hall', with a stylized flourish at the end.

Andrea Hall  
Clackamas County  
Code Enforcement Coordinator

## Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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.

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.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.





February 2, 2022

Maksim Panfilov  
4226 NE 161<sup>st</sup> Ave. Ste. B  
Portland, OR 97230

**Subject: Violation of the Clackamas County Code V0036916**

Site Address: 25144 SW Petes Mountain Rd., West Linn, OR 97068  
Legal Description: T3S, R1E, Section 3, Tax Lot 706

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that an agricultural building has been converted to a sport court and an accessory building has been constructed near the lake on the property on the above referenced property without the benefit of permits or inspections. Additionally, there is a gazebo on site with a gas barbeque and sink without permits and a pond has been created on site without approval.

This is 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 and Chapter 9.03.030 as it pertains to Excavation and Grading.

On December 23, 2021, building permit B0082118 was issued for the structure near the pond, however, no corresponding electrical or plumbing permits were issued. Please obtain the required permits for the structure no later than **March 4, 2022** and schedule all necessary inspections so that a final inspections for all permits may be obtained within 45 days of the date the permits were issued.

On January 26, 2018, an application was submitted to the County for the accessory building that had been converted to a sport court, garage and storage, B0049518. This permit has not yet been issued as additional information regarding the mechanical equipment and energy code compliance is required in order to complete the plan review.

Please submit all requested information for this permit to the County no later than **March 4, 2022**. This permit 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 no later than 45 days of the date of the permit being issued.

Please submit applications to either permit or remove the gas barbeque and sink in the gazebo no later than **March 4, 2022**. This permit 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 no later than 45 days of the date of the permit being issued.

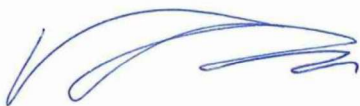
The pond on the property was also created without the benefit of a grading permit and inspections. Please submit a grading permit application and all required supporting documents to the County no later than **April 4, 2022**. Approval from the State of Oregon Water Resources Department may be required. This permit 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 no later than 45 days of the date of the permit being issued.

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

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 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Friday 8:00 a.m. to 3:00 p.m.

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

Thank you for your prompt attention to this matter.

A handwritten signature in blue ink, appearing to read 'Andrea Hall', with a stylized flourish at the end.

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.



Citation No. 1600369-1

Case No. V0036916

# ADMINISTRATIVE CITATION

Date Issued: May 23, 2022

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

Name: Maksim Panfilov

Name:

Mailing Address: 4226 NE 161<sup>st</sup> Ave. Ste. B

City, State, Zip: Portland, OR 97230

Date Violation(s) Confirmed: On the 23rd day of May, 2022, 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): 25144 SW Petes Mountain Rd., West Linn, OR 97068

Legal Description: T3S, R1E Section 3, Tax Lot(s) 706

**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)

☒ Chapter 9.03.030 of CCC Excavation and Grading

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

- 1) Person cited failed to obtain permits and approved final inspections on several accessory buildings on the subject property.

Maximum Civil Penalty \$1000.00

Fine \$500.00

- 2) Person cited failed to obtain a grading permit and approved final inspection for a pond created on the subject property.

Maximum Civil Penalty \$3500.00

Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1000.00. 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: Andrea Hall

Date: May 23, 2022

Telephone No.: 503-742-4467

Department Initiating Enforcement Action: Code Enforcement

**PLEASE READ CAREFULLY!**

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

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

**Options:**

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

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

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

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

**STATEMENT OF UNDERSTANDING**

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_