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Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
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Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua DTDcompliance@clackamas.us | 503-742-4400.



Clackamas County
www.clackamas.us



NOTICE OF HEARING

September 15, 2026

Antonio & Kira Anfilofieff
1300 Blaine St.
Woodburn, OR 97071

RE: County of Clackamas v. Antonio & Kira Anfilofieff
File: V0001926

Hearing Date: October 6, 2026

Time: This item will not begin before 10:00 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 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 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 20th 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.



You must have access to the internet or telephone to use the Zoom platform. A Zoom invite has been emailed to frinkval@gmail.com. The link is provided on the next page. Once you have joined the meeting, you will be prompted to **JOIN AS PANELIST**. Please accept the request to **JOIN AS PANELIST**.

If you would like to present evidence at the hearing, please email Diane Bautista at DianeBau@Clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Diane Bautista
150 Beavercreek Rd.
Oregon City, OR 97045

Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for your reference.

If you are unable to participate in the hearing through the Zoom platform, please contact Diane Bautista at 503-742-4459 **within 3 calendar days of the receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search "How to use Zoom" prior to the hearing date. There are many interactive guides available.

If you experience difficulties connecting to the Zoom hearing prior to your scheduled start time, please call 971-930-6134, for assistance.

Zoom Information:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/82464188494?pwd=49btEVVROgj1MXb9TRQLXkbRyRrKdF.1>

Passcode: 310611

+19712471195,,82464188494# US (Portland) 12532050468,,82464188494# US

Join via Audio:

+1 971 247 1195 US (Portland)	+1 651 372 8299 US (Minnesota)
+1 253 205 0468 US	+1 689 278 1000 US
+1 253 215 8782 US (Tacoma)	+1 786 635 1003 US (Miami)
+1 346 248 7799 US (Houston)	+1 267 831 0333 US (Philadelphia)
+1 408 638 0968 US (San Jose)	+1 301 715 8592 US (Washington DC)
+1 602 753 0140 US (Phoenix)	+1 305 224 1968 US
+1 669 219 2599 US (San Jose)	+1 309 205 3325 US
+1 669 444 9171 US	+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)	+1 360 209 5623 US
+1 719 359 4580 US	+1 386 347 5053 US
+1 720 928 9299 US (Denver)	+1 470 250 9358 US (Atlanta)
+1 206 337 9723 US (Seattle)	+1 470 381 2552 US (Atlanta)
+1 213 338 8477 US (Los Angeles)	+1 507 473 4847 US
+1 646 876 9923 US (New York)	+1 564 217 2000 US
+1 646 931 3860 US	+1 646 518 9805 US (New York)
	Webinar ID: 824 6418 8494

International number available: <https://clackamascounty.zoom.us/j/kcjpR3ziKr>

Department of Transportation and Development

Non-Discrimination Policy:

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

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

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

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

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
for
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

ANTONIO ANFILOFIEFF, and
KIRA ANFILOFIEFF

Respondents.

File No: V0001926

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 1300 Blaine St., Woodburn, OR 97071.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 31336 S. Bear Meadow Ct., Molalla, OR 97038 also known as T5S, R2E, Section 07B, Tax Lot 00500, and is located in Clackamas County, Oregon. The property is zoned Exclusive Farm Use (EFU) and is the location of violation(s) asserted by the County.

3.

On or about the 5th day of February 12, 2026 and the 8th day of July, 2026 the Respondents violated the following laws, in the following ways:

- a. Clackamas County Building Code 9.02 for construction of a residence and accessory structures without permits. 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 violations was given to Respondents in the following manner:

Violation Notice dated February 12, 2026 and Citation and Complaint 2600019 in the amount of \$528.00 mailed via first class mail on July 8, 2026. A copy of the notice document is attached to this Complaint as exhibits D and J, 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 violation 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 a Building Code 9.02 Priority 1 violation being \$1,029.00 to \$3,601.00 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;

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:

and

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

DATED THIS 8th DAY OF SEPTEMBER 2026.

Diane Bautista

Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

ANTONIO ANFILOFIEFF, and
KIRA ANFILOFIEFF

Respondents.

File No.: V0001926

STATEMENT OF PROOF

History of Events and Exhibits:

January 8, 2026	Clackamas County received a complaint regarding a barn that had been converted to habitable space.
January 12, 2026 Exhibit A	Correspondence was sent to the Respondents regarding the alleged violation.
January 26, 2026 Exhibit B	I conducted research of the property in the tax and assessors records which showed one structure 600 square feet and one lean-to that is 190 square feet built in 1922 and an 80 square foot shed built in 1932.
February 9, 2026 Exhibit C	I conducted a site inspection and confirmed the barn had been added onto the side and back to create habitable space and a wood stove installed. There was also unpermitted accessory structures and a water tank.
February 12, 2026 Exhibit D	A Notice of Violation was mailed for the Priority 1 Building Code Violations for the residence and structures built without permits or land use approval. The zoning violation has since been rescinded due to it not being listed on the Priority List. The Respondents were given a deadline date of March 12, 2026 to abate the violations.
April 16, 2026	I spoke on the phone with the Respondents daughter Val Frink and she said her parents primary residence is in Woodburn and they sometimes stayed in the RV when they were working on site. She said her parents do not speak English and do not understand. Val lives in Arizona and was in town recently and that is when she found out about the violations. I gave her Planning and Building information to see what options they have. I explained that I could not do anything regarding the admin fees as the violation has been confirmed. She said she was going to reach out to her parents and planning to see how to proceed. I also emailed her a copy of the violation notice.

April 21, 2026 Exhibit E	I conducted a site inspection and confirmed the violations remained. A review of the permitting system showed no permits had been obtained.
April 25, 2026 Exhibit F	Val emailed me and said the RV had been moved from the property and was emailing Planning to ask about a permit for the removal of the wood stove and a permit for the addition to the structure.
April 28, 2026 Exhibit G	Nick Hart in Planning emailed both myself and Val Frink stating that the property at 31336 S Bear Meadow Ct. is zoned EFU, and regulated subject to ZDO Section 401. Reviewing the materials that Diane has provided and our permitting records, I do not see evidence that a dwelling has been lawfully established on this property. The only permit record available is a 1972 permit for a garage/shop structure that was to be provided with no plumbing and that was approved at a time when the property was unzoned. The property appears to have first been zoned for Exclusive Farm Use in 1979. Given this, I do not see an immediately available pathway for the permitting of a dwelling on this property under the EFU regulations. This property is exclusively Prime farm soils, meaning the most likely pathway for permitting a dwelling would be the Dwelling in Conjunction with Farm Use on High Value Farmland. This pathway requires that the property be farmed and generate \$80,000 in gross annual income from the sale of farm products for a period of 2-5 years.
May 5, 2026 Exhibit H	Melissa Lord in Planning emailed myself and Val Frink and said the only other potential avenue to qualify this site for a home would be if you met the standards of the Lot of Record dwelling described in Subsection 401.05(C)(4), which among other things, requires you or your family to have owned the property since 1985. Other than those two pathways (i.e. earning income from farming or the one I linked above) there is no opportunity to build a house.
June 12, 2026	Agricultural exempt permit AG009526 was submitted to expand the feed building for more storage and a restroom. This permit remains incomplete and has not been issued.
July 7, 2026 Exhibit I	Code Enforcement Specialist Jennifer Kauppi conducted a site inspection and confirmed the violations remained. She also reviewed the permitting system and the agricultural permit remains incomplete.
July 8, 2026 Exhibit J	Citation 2600019 was issued for the Priority 1 Building Code violations and the Priority 2 Zoning violation in the amount of \$950.00. This citation has been amended to \$528.00 for the building code violations due to the zoning violation not being on the priority list. Citation was mailed via first class mail. The citation was not returned to the County and remains unpaid.

September 8, 2026

After reviewing the County's permit history and finding no permits have been issued to abate the violation, this matter was referred to the Compliance Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code Section 9.02 exists, the County is requesting a Final Order in this matter seeking authorization to proceed to Circuit Court for further enforcement action. The County makes this request as the Respondents have not taken all necessary steps to correct the violation. The County is requesting the following:

- The imposition of civil penalties for the Building Code violation of between \$1,029.00 and up to \$3,601.00 for date cited July 7, 2026.
- Payment for Citation No. 2600148 issued on July 8, 2026 for \$528.00.
- The administrative compliance fee of \$100.00 to be imposed March 2026 through June 2026 for a subtotal of \$400.00 and the administrative compliance fee to be imposed for July 2026 and August 2026 at \$102.00 per month for a subtotal of \$204.00. Total administrative compliance fees total \$604.00.
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

OR

Should mitigating factors be presented in the hearing, which the Hearings Officer determines to warrant a Continuing Order, the County would recommend the following:

Within 30 days of the date of the order, obtain required permits to remove or permit all plumbing, mechanical, electrical and building permits on the subject property and schedule all inspections within 30 days of the permits being issued.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 12, 2026

Antonio & Kira Anfilofieff
1300 Blain St.
Woodburn, OR 97071

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 401, and the Building Code, Chapter 9.02.040 of the Clackamas County Code

Site Address: 31336 S Bear Meadow Ct. Molalla, OR 97038
Legal Description: T5S, R2E, Section 07B, Tax Lot 500

It has come to the attention of Clackamas County Code Enforcement that an accessory structure space may have been converted to habitable space without the benefit of permits and the accessory structure may be occupied without primary use on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 401, Building Code, Chapter 9.02.040

Please contact Diane Bautista, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is dianebau@clackamas.us

Telephone number is 503-742-4459.

Please note that a \$100.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.

Department of Transportation and Development

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欢迎! Chinese (Mandarin)

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SITUS.

E-F-U

[illegible]

Assessment Year	Total Acres	Land	Improvements	F.P. Acres	F.P.L.V.	Remarks
92		27220	1130			
R52E07B 00500 92T		3% L 28,030	-2% B 1,100			ZFY
93		920	1100			
R52E07B 00500 93T		920	31% B 1,440			ZFZ
R52E07B 00500 94T		1,020	10% B 1,580			ZFZ
R52E07B 00500 95T		1,120	15% B 1,810			ZFZ
R52E07B 00500 96T		1,420	18% B 2,130			ZFZ
R52E07B 00500 97T		1,800	6% B 2,250			ZFZ
R52E07B 00500 98T		1,870	2% B 2,290			ZFZ
R52E07B 00500 99T		2,070	15% B 2,630			ZFZ
52E07B 00500 2000		2,330	2,060			

CODE NO. 254
PROPERTY CLASS

APPRAISAL DATA

ACCT. NO. 2004-1-5
MAP NO. 5 28 7 5 500

PROPERTY ADDRESS:

BUILT EOV 79 COST \$ _____ RENT \$ _____
REMODELED 19 _____ COST \$ _____
SOLD 19 _____ AMT. \$ _____
SOLD 19 _____ AMT. \$ _____
SOLD 19 _____ AMT. \$ _____
SOLD 19 _____ AMT. \$ _____

INTERIOR
INSPECTED

YEAR 2892
YES ☐ NO ☒ NH

Lot 5

Bear Creek Meadows

#1659

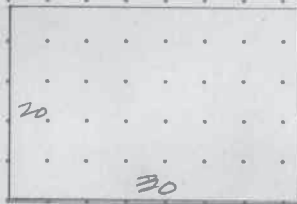
MVD.#

APPR.	DATE	DWELLING UNITS	UNIT AREA	TOTAL AREA	STORIES
		1 2 3 4	SQ. FT.	SQ. FT.	1 1 1/2 2
<u>KB</u>	<u>8/11/77</u>				
<u>TH</u>	<u>8/8/71</u>	FOUNDATION	CONC BLK BRICK STONE FRAME WD BLK		
		EXTERIOR	DBL SGL BOX SIDING: BEVEL RUSTIC VERT B&B SHAKE: WD ASS COMPO SHGL STUCCO BRICK: VEN SOLID 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO		
		ROOF	GAB HIP FLAT PITCH: LOW AVG STEEP SHINGLES: WD COMPO ALUM SHAKES: LT MED HVY BUILT-UP R. RFG. BAR TILE EXP BM		
		ZONING			
<u>RESIDENTIAL</u>	<u>43</u>	1ST FLOOR	DBL SGL PLY WD H. WD FIR CONC TILE CARPET		
<u>MULTI-FAMILY</u>			RMS: LIV DIN FAM KIT UTIL HALL BATH BR DEN		
<u>COMMERCIAL</u>		PARTITIONS	PLASTER DRYWALL COMPO CLD&PA T&S PLYWOOD		
<u>INDUSTRIAL</u>			TRIM: FIR H. WD PANELING:		
<u>556FV20</u>		OTHER INTERIOR CONST.	CLASS: BUILT-INS: FIR H. WD METAL CAB TOPS: PLASTIC LINO APPLIANCES: ELECT GAS OVEN RANGE DISHWASHER HOOD FAN QUAL: F. A. G.		
		LIGHTING	CLASS: LOW VOLT INTERCOM		
<u>AREA IMPROVEMENTS</u>			CLASS: LAVATORY STALL SHOWER SINK FULL BATH		
<u>SIDEWALKS</u>		PLUMBING	WATER ONLY TOILET SHOWER DOOR LAUNDRY FAC BATH		
<u>CURBS</u>			BATHTUB WATER HEATER		
<u>STREET</u>	<u>GR</u>		CLASS: FURNACE: FA GRAY FL W OIL GAS HARD FUEL		
<u>WATER</u>		HEATING	ELEC.: W UNITS BASED GL PANEL CABLE; CLG FL H.W.: BASED CONVEC RAD: FL CLG		
<u>SEWERS</u>			STOVE CHIMNEY TOTAL AREA HEATED: _____ SQ. FT.		
<u>ELECTRICITY</u>	☒	FIREPLACE	CLASS: 1 STY 2 STY SGL BKD STKD CJR NO HEARTHS: PLAIN ELAB.		
			NONE FULL 1/2 1/2 1/2 X UNFIN FIN _____ SQ. FT. DAYLIGHT:		
		BASEMENT	CLASS: WALLS: CONC BLK FL: CONC WOOD CEIL: PLS DRYWALL COMP PLYWOOD		
<u>SITE CHARACTERISTICS</u>			WALL CVR: FUR'D PLS DRYWALL COMP WD FLR CVR: ASPH TILE CORK LINO		
<u>TOPOGRAPHY</u>	<u>LEV</u>		RMS: PLAY BR BATH LNDRY GAR NO. RMS. HEAT: _____ SQ. FT.		
<u>VIEW</u>	<u>NO</u>	ATTIC OR UPPER STORIES	CLASS: NONE 1/2 1/2 _____ SQ. FT. UNFIN FIN: PLS DRYWALL COMP CLD&PA		
			FLR: DBL SGL FIR H. WD ASPH TILE VINYL LINO CARPET LINO SUBFLOOR ONLY		
			RMS: BR BATH HALL NO. RMS. HEAT: _____ SQ. FT.		
		SPECIAL	PORCH: WD FR CONC		
			RATING: PHYS COND. P F A G FUNC. UTIL. P F A G APPEARANCE P F A G		

REMARKS:

PLOT PLAN:

BUILDING DIAGRAM



GARAGE AND OUTBUILDINGS							LAND DESCRIPTION				
GARAGE ATT. DET. BSMT. 1/4 1/3 1/2 3/4 BLT.	DESCRIPTION					DIMEN- SIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
	FOUND	FLOOR	ROOF	WALLS	MISC.						
1	6P Bldg	conc	conc	cosb metal	conc blk	20x30	600	2	4/10	HS	2.50
2	Lean to	conc	conc	metal	metal	10x10	200	3			340 X 326
3	Shed	fr	fr	roll	ply	6x12	72	4			
4	LEAN TO	POST	DET	SHED	MET	10x19	190	5			
5	6P shed	P-P	wd	SHED	MET	8x10	80	6			
6						8x10		7			
7								8			
8								9			
INCREMENTS TO LAND:								TOTAL ACRES ∇ 2.50 ±			
								APPRaiser BP DATE 12/31/71			
								APPRaiser DATE 10/11/77			
								APPRaiser RES DATE 12/18/84			
								APPRaiser DATE			

01088940

PIESCHEL JAMES C & MARY L

NO SITUS, ADDRESS, OR, USA

551

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 52E07B 00500

Printed 08/08/2000 Card No. 1 of 1

PARCEL NUMBER
01088940PIESCHEL JAMES C & MARY L
31367 S BEARMEADOW CT, MOLALLA, OR, 97038, U

TRANSFER OF OWNERSHIP

Parent Parcel Number

1659 BEAR CREEK MEADOWS LT 5

Date

08/01/1989

Doc #: 89-36029
\$75500Property Address
NO SITUS, ADDRESS, OR, USANeighborhood
12204 MOLALLA RURAL NORTH 400 - 641Property Class
551 551 Farm Improved EFU Zoned

TAXING DISTRICT INFORMATION

Jurisdiction 003

Area 001

AGRICULTURAL

VALUATION RECORD

Assessment Year 01/01/1999 01/01/2000 01/01/2000

Reason for Change

Reval

Reval

VALUATION L 2070 2080 65640

Market Value B 2630 2060 2060

T 4700 4140 67700

VALUATION L 2070 2080 2330

M5 Value B 2630 2060 2060

T 4700 4140 4390

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.00001 FARM USE
Farm/Forest Land

LAND DATA AND CALCULATIONS

Rating Measured
Soil ID Acreage
-or-
Actual Effective
Frontage FrontageTable
Effective
DepthProd. Factor
-or-
Depth Factor
-or-
Square FeetBase
RateAdjusted
RateExtended
ValueInfluence
Factor

Value

1.00 930.00 930.00 2330 2330
1.00 26520.00 26520.00 66300 L -1% 65640NOR: Note of Record: R01
TOTAL ACRES 2.50 YEAR CLASSED
1993

Supplemental Cards

MEASURED ACREAGE 2.5000

FARMLAND COMPUTATIONS

Parcel Acreage

81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]

TOTAL ACRES FARMLAND

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE

2330

Measured Acreage
Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND

Classified Land Total
Homesite(s) Value (+)Supplemental Cards
TOTAL LAND VALUE

2330

EXHIBIT B - PAGE 5 OF 7

PHYSICAL CHARACTERISTICS

1 2 3

IMPROVEMENT DATA

01088940

Property Class: 551

NO SITUS, ADDRESS, OR, USA

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		01	LEANTO	0.00		4	1922	1922	AV	2.20	N	2.60	190	500	77	-64		100	200
		02	SHED	0.00		4	1932	1932	AV	1020	N	1204	1	1200	67	-64		100	660
		03	SHEDGP	0.00		4	1922	1922	AV	4.49	N	5.30	600	3170	77	-64		100	1200

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TOTAL IMPROVEMENT VALUE

2060

03 08/01/1991

Neigh 12204 AV

EXHIBIT B - PAGE 6 OF 7



CLACKAMAS COUNTY

Department of Assessment and Taxation

RAY ERLAND
COUNTY ASSESSOR

June 25, 1993

JAMES C PIESCHEL
31367 S BEAR MEADOW CT
MOLALLA, OR 97038

RE: Map # 52E07B 00500 Code # 035-013
Account Key # 1088940
Total Acres: 2.50

Dear JAMES PIESCHEL:

You have requested that your land described above be assessed at its Farm Use Value in an Exclusive Farm Use Zone. We have reviewed your request and have designated 2.50 acres as Zoned Farm Land.

If you have any questions concerning this action, please do not hesitate to contact our office.

Respectfully,

RAY ERLAND, COUNTY ASSESSOR

A handwritten signature in dark ink, appearing to read "Al Uney".

Al Uney
Senior Appraiser

RE:LM:AU/ben











DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 12, 2026

Antonio and Kira Anfilofieff
1300 Blaine Street
Woodburn, OR 97071

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 401.04 and the Clackamas County Building Code, Title 9.02.040 (B), (C), (D) and (E)

REFERENCE: V0001926

ZONING:	Exclusive Farm Use (EFU)
SITE ADDRESS:	31336 S. Bear Meadow Ct., Molalla, OR 97038
LEGAL DESCRIPTION:	T5S, R2E, Section 07B, Tax Lot 00500
Priority 1:	Single family residence built without permits
Priority 1:	Accessory structures built without permits
Priority 2:	Residence and accessory structures without land use approval

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

- Single family residence built without permits
- Accessory structures built without permits
- Residence and accessory structures without land use approval

VIOLATIONS & HOW TO RESOLVE

Single family residence and Accessory structures built without permits or land use approval

The construction of a single family residence and accessory structures without permits or land use approval constitutes a violation of the Clackamas County Building Code Title 9.02.040 B, C, D and E and the Clackamas County Zoning Ordinance, Title 12, Section 401.04. In order to abate the violations, please complete the following **no later than March 12, 2026**:

- Obtain a demolition permit and demolish the structures and dispose of the debris in an approved disposal site and schedule a site inspection to confirm the structures have been removed.

This property is zoned Exclusive Farm Use. There does not appear to be an active farm use on this property. You may contact the Planning and Zoning department to see what, if any, structures can remain without a primary use.

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 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.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 \$100 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, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
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 to codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$514 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. **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.
6. **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.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.
- 8.



FIRST AMERICAN 4243476

After recording return to:
Antonio Anfilofieff and Kira Anfilofieff
1300 Blaine Street
Woodburn, OR 97071

Until a change is requested all tax
statements shall be sent to the
following address:
Antonio Anfilofieff and Kira Anfilofieff
1300 Blaine Street
Woodburn, OR 97071

File No.: 7081-4243476 (DL)
Date: February 20, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records	2025-007312
Catherine McMullen, County Clerk	03/05/2025 11:07:02 AM
D-D Cnt=1 Stn=109 TIFFANY	
\$10.00 \$16.00 \$10.00 \$62.00	\$98.00

STATUTORY WARRANTY DEED

Gheorghe Ene, Grantor, conveys and warrants to **Antonio Anfilofieff and Kira Anfilofieff as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

Lot 5, BEAR CREEK MEADOWS, in the County of Clackamas and State of Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$235,000.00**. (Here comply with requirements of ORS 93.030)

APN: 01088940

Statutory Warranty Deed
- continued

File No.: 7081-4243476 (DL)

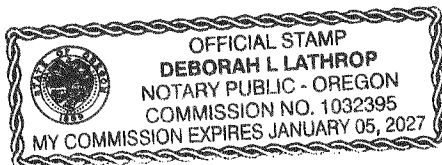
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

Dated this 25th day of February, 2025.

[Signature]
Gheorghe Ene

STATE OF Oregon)
County of Marion)ss.
Clackamas)

This instrument was acknowledged before me on this 25th day of February, 2025 by **Gheorghe Ene**.



[Signature]
Notary Public for Oregon
My commission expires: 1 / 5 / 2027









From: [Val Frink](#)
To: [Bautista, Diane](#)
Subject: 31336 S Bear Meadow Ct
Date: Saturday, April 25, 2026 4:17:42 PM

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



Hi Diane, I just wanted to give you an update - the RV has been moved from the property. I am emailing zoning right now to ask about a permit for the removal of the wood stove and a permit for the addition to the structure.

Thank you,
Val
480-862-9018

From: [ZoningInfo](#)
To: [Bautista, Diane](#); [Val Frink](#)
Cc: [Building Public Service](#)
Subject: RE: 31336 S Bear Meadow Ct
Date: Tuesday, April 28, 2026 10:30:43 AM
Attachments: [B0146672.pdf](#)
[image009.jpg](#)
[image010.png](#)
[image011.png](#)
[image012.jpg](#)
[image013.png](#)
[image014.jpg](#)
[image015.jpg](#)
[image016.jpg](#)
[image017.jpg](#)

Hi All,

The property at 31336 S Bear Meadow Ct. is zoned EFU, and regulated subject to ZDO Section 401. Reviewing the materials that Diane has provided and our permitting records, I do not see evidence that a dwelling has been lawfully established on this property. The only permit record available is a 1972 permit for a garage/shop structure that was to be provided with no plumbing and that was approved at a time when the property was unzoned. The property appears to have first been zoned for Exclusive Farm Use in 1979.

Given this, I do not see an immediately available pathway for the permitting of a dwelling on this property under the EFU regulations. This property is exclusively Prime farm soils, meaning the most likely pathway for permitting a dwelling would be the Dwelling in Conjunction with Farm Use on High Value Farmland ([LINK](#)). This pathway requires that the property be farmed and generate \$80,000 in gross annual income from the sale of farm products for a period of 2-5 years.

Best,

Nick

Nick Hart, Planner 2

He/Him [Why pronouns matter](#)

Clackamas County

503-742-4500

The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m., and the public service lobby is open Monday, Tuesday and Thursday from 8:00 a.m. to 4:00 p.m..

Building Permit Application

Clackamas County Planning Department

940 Warner - Milne Road

Oregon City, Oregon

Phone - 655-3311

Zone Unzoned ☐ Approved
☐ Denied

Occupancy Garage - Shop

Type of Building ☒ Single Family
☐ Multi Family (no.)
☐ Commercial
☐ Industrial

Permit No 1466-72

C.t. 38

Sec. 7 T 5 R 2

Construction Cost 2550

Permit Fee 23.00

Plan Check Fee 11.50

Total Fee \$134.50

Permit Received By G.M.J. Date 6-30-72 Contractors File No. PC-07142

To Be Filled In By Applicant Hwy 211
Number and Street LOT 6 BEAR CREEK MEADOWS Between Hwy 211, HWY 213 Intersec. and W.

Tax Lot 500 Section 7B DLC 31336 S Bear Meadow

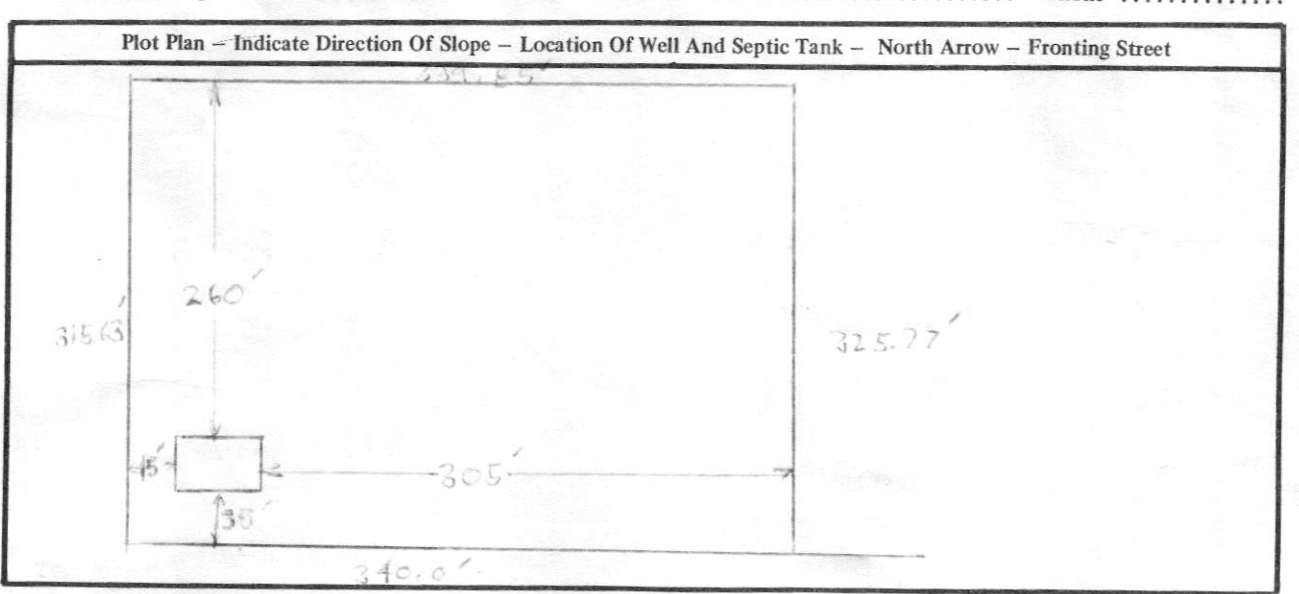
Lot 5 Block See attached Addition Ct

Size of Lot is 2.5 ACRES Area of Building is 600 sq. ft. Area of Garage 360 sq. ft.

Number of Stories ONE Occupancy-Basement NONE Estimated Cost \$2050.00

Sewage Disposal Method NONE Source Water Supply NONE Driveway Permit

Recorded Owner Christian G. Birch Address Country Acres, Inc. Phone



Plans and Specifications made by Christian G. Birch accompany this application

Builder Christian G. Birch Address Colton's Cre Rt. Box 356 Phone 630-4643

Any work not mentioned not included in Permit.

I agree to build according to above description, plans and specifications and the Uniform Building Code as adopted by Clackamas County

Applicant Christian G. Birch

To Be Filled In By Health Department

SEPTIC TANK: Material Capacity Gallons Baths

SUBSURFACE DISPOSAL:

Distribution Box ☐ Total Length Of Lines Ft. Number Of Lines Distance Between Lines Ft.

Seepage Pit Or Cesspool

No Plumbing

Application County Health Dept. Plans Checked by Plan. Ex. Approved Permit Issued
County Public Works ☐ Approved ☐ Denied ☐ Approved ☐ Denied Building Dept.

By G.M.J. By G.M.J. By G.M.J. By G.M.J.

Date 7-7-72 Date 7-7-72 Date 7-7-72 Date 7-7-72

EXHIBIT G - PAGE 2 OF 3

1466-72



THIS MAP IS FURNISHED AS A CONVENIENCE IN LOCATING PROPERTY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY ACTUAL SURVEY

Title Insurance Company of Oregon

112-11th Street (Corner of Main) - Oregon City, Oregon 97045

ORDER NO. _____

SUBDIVISION Bear Creek Meadows

MAP Sec 7, T 5 N, R 2 E ^B _N



35

From: [Lord, Melissa](#) on behalf of [ZoningInfo](#)
To: [Bautista, Diane](#); ["Val Frink"](#)
Cc: [Building Public Service](#)
Subject: RE: 31336 S Bear Meadow Ct
Date: Tuesday, May 5, 2026 1:55:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)
[image004.png](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.jpg](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

The only other potential avenue to qualify this site for a home would be if you met the standards of the Lot of Record dwelling described in [Subsection 401.05\(C\)\(4\)](#), which among other things, requires you or your family to have owned the property since 1985.

Other than those two pathways (i.e. earning income from farming or the one I linked above) there is no opportunity to build a house.

Thank you,

Melissa Lord, Senior Planner

She/Her

Clackamas County | Transportation & Development | Planning and Zoning

503-742-4500

150 Beavercreek Rd, Oregon City, OR 97045

Hours: Mon – Thurs, 8:00am – 4:00pm



[Get email updates.](#)

Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

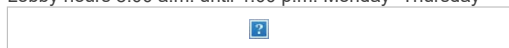
From: Bautista, Diane <DianeBau@clackamas.us>
Sent: Tuesday, May 5, 2026 1:19 PM
To: 'Val Frink' <frinkval@gmail.com>; ZoningInfo@clackamas.us
Cc: Building Public Service <BldService@clackamas.us>
Subject: RE: 31336 S Bear Meadow Ct

Good afternoon,

Based on the emails from Planning below I do not think so. However, you can reach out to them directly at 503-742-4500 or via email at zoninginfo@clackamas.us to verify if there are any other options.

Thank you.

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beavercreek Rd.
Oregon City, OR 97045
503-742-4459
Work Hours 6:30 a.m. until 4:00 p.m. Monday - Friday
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday



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

From: Val Frink <frinkval@gmail.com>
Sent: Tuesday, May 5, 2026 12:56 PM
To: ZoningInfo@clackamas.us
Cc: Bautista, Diane <DianeBau@clackamas.us>; Building Public Service <BldService@clackamas.us>
Subject: Re: 31336 S Bear Meadow Ct

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









Citation No. 2600019

Case No. V0001926

ADMINISTRATIVE CITATION

Date Issued: July 8, 2026

Name and Address of Person(s) Cited:

Name: Antonio and Kira Anfilofieff
Mailing Address: 1300 Blaine St
City, State, Zip: Woodburn, OR 97071

Date Violation(s) Confirmed: On the 7th day of July, 2026 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): 31336 S Bear Meadow Ct., Molalla, OR 97038

Legal Description: T5S, R2E Section 07B, Tax Lot(s) 00500

Law(s) Violated:

- ☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040
- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 401.04

Description of the violation(s):

- 1) Single family residence and accessory structures built without approved permits or inspections.

Maximum Civil Penalty \$3,601.00 Fine \$528.00

- 2) Single family residence and accessory structures without land use approval. **VOID - NOT IN PRIORITY LIST**

Maximum Civil Penalty \$2,572.00 ~~Fine \$422.00~~ **\$528.00**

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of ~~\$950.00~~. 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 \$102.00 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: Jennifer Kauppi Date: July 8, 2026
Telephone No.: 503-742-4759 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 Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance 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.

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: _____