

To request translation or disability-related accommodations, please contact us at DTDcompliance@clackamas.us | 503-742-4400.

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Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:
DTDcompliance@clackamas.us | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
DTDcompliance@clackamas.us | 503-742-4400.

如需翻译服务或残障相关的协助，请与我们联系：
DTDcompliance@clackamas.us | 503-742-4400。

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 23, 2026

Patrick Landers Jr.
20210 SE Delia St.
Damascus, OR 97089

RE: County of Clackamas v. Patrick Landers Jr.
File: V0013626

Hearing Date: October 27, 2026

Time: This item will not begin before 10:30 am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or telephone to use the Zoom platform. 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 Jennifer Kauppi at JKauppi@Clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Jennifer Kauppi
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 Jennifer Kauppi at 503-742-4759 **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/82814746479?pwd=Mc89yd1D6Wwo3Lad8kbqqrTDugLeW.1>

Passcode: 891733

Phone: +19712471195,,82814746479# US (Portland) 16699006833,,82814746479# US +(San Jose)

Join via Audio:

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

Webinar ID: 828 1474 6479

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

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.

PATRICK LANDERS JR.,

Respondent.

File No: V0013626

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 20210 SE Delia St., Damascus, OR 97089.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 20210 SE Delia St, Damascus, OR 97089 also known as T1S, R3E, Section 32D, Tax Lot 00300, and is located in Clackamas County, Oregon. The property is zoned RRFF5 and is the location of violation(s) asserted by the County.

3.

On or about June 10th, 2026 and on July 14th, 2026 the Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain an approved mechanical permit and approved final inspection for venting installed in an accessory structure. 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 Respondent in the following manner: Violation Notice June 10, 2026 and Citation and Complaint 2600136 in the amount of \$1,372.00 was mailed via first class mail on July 20, 2026. A copy of the notice document is attached to this Complaint as Exhibits D and 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 violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

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

and

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

DATED THIS 16th day of September, 2026.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

PATRICK LANDERS JR,

Respondent.

File No.: V0013626

STATEMENT OF PROOF

History of Events and Exhibits:

April 3, 2026	Clackamas County received a complaint regarding an auto body repair and paint business operating from the subject location.
April 20, 2026 Exhibit A	An alleged letter was mailed to the Respondent regarding the alleged violation. The letter requested the Respondent contact us within 10 days of the date of the letter. The Respondent did not contact the County nor was the letter returned.
June 8, 2026 Exhibit B	I conducted a site inspection. I found several inoperable and/or non-currently licensed vehicles onsite along with auto parts and tires. I also saw a large vent that had been installed in the accessory structure. During this inspection I saw someone working on one of the vehicles onsite.
June 9, 2026 Exhibit C	Aerial images show that the mechanical equipment was installed in the accessory building between 2019 and 2021. An email from Planner Liz Dance states that land use would be required for the activity onsite.
June 10, 2026 Exhibit D	A Notice of Violation was mailed to the Respondent with a deadline date of July 10, 2026 to abate the Building, Solid Waste and Zoning Code violations. The letter was not returned to the County.
July 14, 2026 Exhibit E	I conducted a site inspection and found the property remained in violation. Several inoperable and/or non-currently licensed vehicles and auto parts remained on the property. I reviewed the County permitting system and no mechanical permit had been applied for.
July 20, 2026 Exhibit F	Citation 2600136 was issued for the Priority 1 Building Code violation, Priority 2 Solid Waste Code violation and Priority 2 Zoning violation in the amount of \$1,372.00. The citation was sent by first class mail and was not returned to the County. The citation remains unpaid.
September 14, 2026 Exhibit G	I conducted a site inspection. All the vehicles and auto parts had been removed from the property. The solid waste and zoning violation was abated. I reviewed the County records and found no mechanical permit for the vent had been applied for.

September 16, 2026

This matter was referred to the Hearings Officer.

The County acknowledges the Respondent did take steps to abate the zoning and solid waste portion of the violation; however, the Building Code violation has not been addressed, and the Respondent has not contacted the County on their plans for abatement. For this reason, If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code exists, the County is requesting a Final Order in this matter.

- The imposition of civil penalties for the Building Code violation between \$750.00 and up to \$1,000.00 for date cited July 14, 2026.
- Payment for Citation No. 2600136 issued on July 20, 2026, in the amount of \$1,372.00.
- The Administrative Compliance fee to be imposed from July 2026 through October 2026 for a total amount due of \$408.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating these laws in the future.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including proceeding 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 apply for a mechanical permit and obtain a final approved inspection.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

April 20, 2026

Patrick Landers Jr.
20210 SE Delia St.
Damascus, OR 97089

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code

Site Address: 20210 SE Delia St. Damascus, OR 97089
Legal Description: T1S, R3E, Section 32D, Tax Lot 300

It has come to the attention of Clackamas County Code Enforcement that a paint booth may have been added to an accessory structure without the benefit of permits.

There may also be a commercial business operating from the above referenced property without land use approval as well as numerous inoperable or non-currently licensed vehicles on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

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

E-mail address is JKauppi@clackamas.us

Telephone number is 503-742-4759

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

Nondiscrimination Policy:

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

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Kauppi, Jennifer

From: ZoningInfo
Sent: Tuesday, June 9, 2026 2:26 PM
To: Kauppi, Jennifer
Subject: RE: 20210 SE Delia St, Damascus OR 97089 - RRFF5 inside the UGB

Hello,

Not of this size, and not if the business is not operated by a resident of the property.

Home occupations are required to be operated by a person residing on the property. In addition, they are subject to size limitations under the ZDO 822 <https://www.clackamas.us/planning/zdo822>.

Because this property is surrounded by six properties, four of which are smaller than two acres, it would qualify only for a Level 2, Type II Home Occupation. This approval allows up to 500 square feet of space to be used for a home occupation.

Up to 3,000 square feet may be approved through a Type III Home Occupation Exception process, subject to the applicable approval criteria.

Based on the information provided, the use does not appear to qualify as a home occupation.

Hope this is helpful,

Lizbeth Dance (she/her)
Planner II

Ldance@Clackamas.us | 503-742-4524
Hours: M-Th 7:00 am to 4:30 pm every other Friday 7:00 am -3:30 pm

The Planning and Zoning public service telephone line (503-742-4500), email account (zoninginfo@clackamas.us), and front lobby are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m.

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Tuesday, June 9, 2026 1:07 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: 20210 SE Delia St, Damascus OR 97089 - RRFF5 inside the UGB

Hello,

The property owner is renting out his 5,000 pole building to an auto repair group.

Would there be any pathway for auto repair on the subject property? Level II or III?

Please advise
Thank you

Jennifer Kauppi – Code Enforcement Specialist
Clackamas County | Transportation & Development | Code Enforcement

503-742-4759 (Office)
150 Beavercreek Road, Oregon City, OR 97045
Hours: Mon-Fri from 6:30 a.m. until 4:00 p.m.
Lobby Hours: 8:00 am until 4:00 pm Mon-Thurs

 WERE YOU HAPPY WITH THE SERVICE YOU RECEIVED TODAY?

20210 Southeast Delia Street, Damascus, OR

Search

37.407229, -122.107162

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20210 SE Delia St

Places

My Places

Sightseeing Tour

Make sure 3D Buildings layer is checked

Temporary Places

Layers

Primary Database

Announcements

Borders and Labels

Places

Photos

Roads

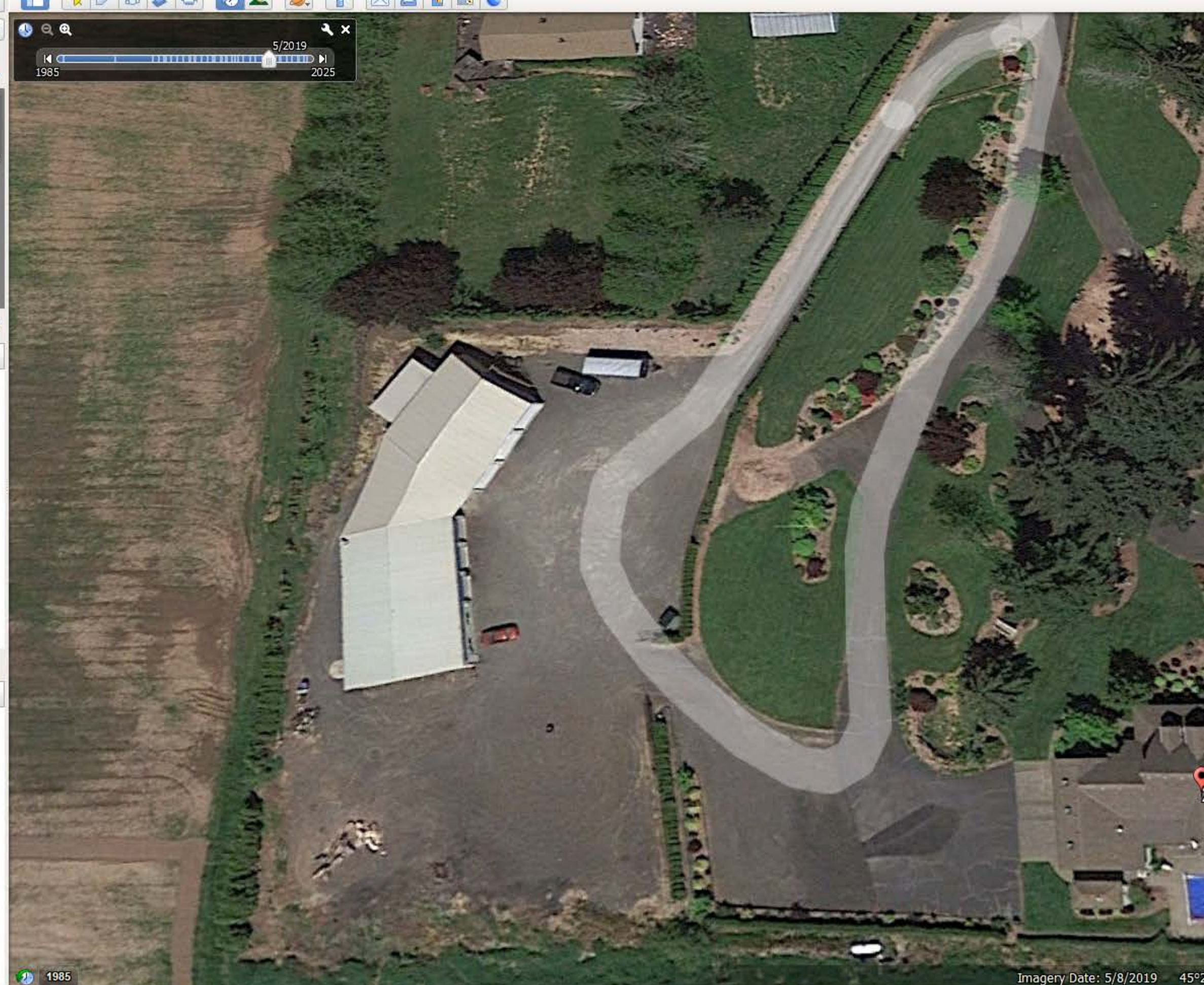
3D Buildings

Weather

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More

Terrain



Search

20210 Southeast Delia Street, Damascus, OR

Search

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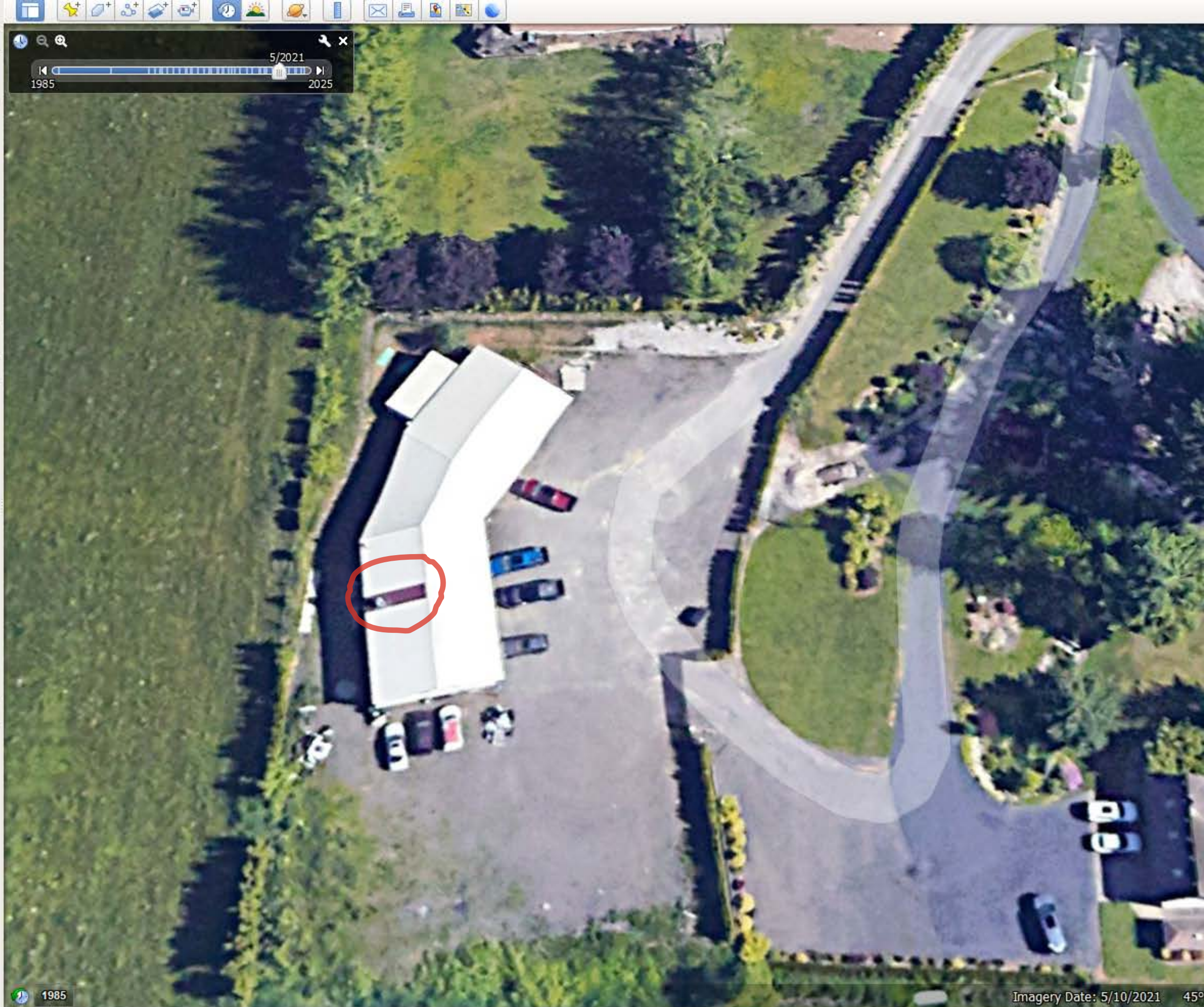
20210 SE Delia St

Places

- My Places
- Sightseeing Tour
- Temporary Places

Layers

- Primary Database
- Announcements
- Borders and Labels
- Places
- Photos
- Roads
- 3D Buildings
- Weather
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- More
- Terrain





NOTICE OF VIOLATION

June 10, 2026

Patrick Landers Jr.
20210 SE Delia St
Damascus, OR 97089

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A), Building Code, Chapter 9.02.040 (A)(B)(E) and Solid Waste and Wastes Management Code, Chapter 10.03.060 (A) and (B)

VIOLATION: V0013626

SITE ADDRESS: 20210 SE Delia St, Damascus, OR 97089

LEGAL DESCRIPTION: T1S, R3E, Section 32D, Tax Lot 00300

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

- Auto repair and painting business operating without land use approval.
- Commercial vehicle over 11,000 GVW stored without land use approval.
- Accumulation of inoperable or non-currently licensed vehicles.
- Residential accessory structure converted to commercial business without a change of use permit.
- Mechanical duct installed in accessory structure without approved permits.

Priority 2 Zoning and Development Ordinance violation
Priority 1 Building Code violation
Priority 2 Solid Waste violation

VIOLATIONS & HOW TO RESOLVE

Our office received a complaint regarding an auto repair business operating from the residential accessory structure on site without land use approval or change of use permits for the structure.

I conducted a site inspection on June 8, 2026 and confirmed a violation does exist on the property. During that visit I found many inoperable or non-currently licensed vehicles onsite with personnel working on a vehicle at the time of the inspection. I did not see license plates on the vehicles and the vehicles appeared to be in various stages of repair. There was also an accumulation of auto hoods and miscellaneous debris that are associated with auto repair and painting business.

Operating an auto repair business in the accessory structure requires land use approval and change of use permits for the accessory structure.

In order to abate the violation(s), you must complete the following no later than July 10, 2026

Auto Repair Business and Commercial Vehicle over 11,000 GVW

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. We have identified a Home Occupation Type III land use permit as possible land use option(s). However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.
 - a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
 - b. If you obtain land use approval, you must implement all conditions of approval before staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.
 - c. If you submit a land use application and it is deemed incomplete, you will have 30 days to submit the missing information for a complete submittal.

****Please be advised that home occupations are required to be owned and operated by person(s) residing on the property****

Inoperable or Non-Currently Licensed Vehicles

Any inoperable or non-currently licensed vehicle associated with the business or the employees of the business will have to be removed from the property until such time as land is approved and all conditions of approval have been met.

Any remaining vehicles must be operable and currently licensed to person(s) residing on the subject property.

Accessory structure venting

Between May 2019 and August 2019, the previous owner of the property installed a mechanical vent hood in the residential accessory structure. This installation required a mechanical permit. I reviewed the County permitting system and no mechanical permit was issued.

If you obtain land use approval for the business then this mechanical permit would have to be submitted as a commercial permit application requiring plan review. If land use is not approved or you decide to discontinue the business, then the mechanical permit could be submitted as a residential permit.

CONTACT INFORMATION

Planning – If you have questions concerning land use requirements and to obtain an application for land use, please contact the building department at 503-742-4500 or online 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. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.

A handwritten signature in cursive script that reads "Jennifer Kauppi".

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.

▼ Search

20210 Southeast Delia Street, Damascus, OR Search

Get Directions History

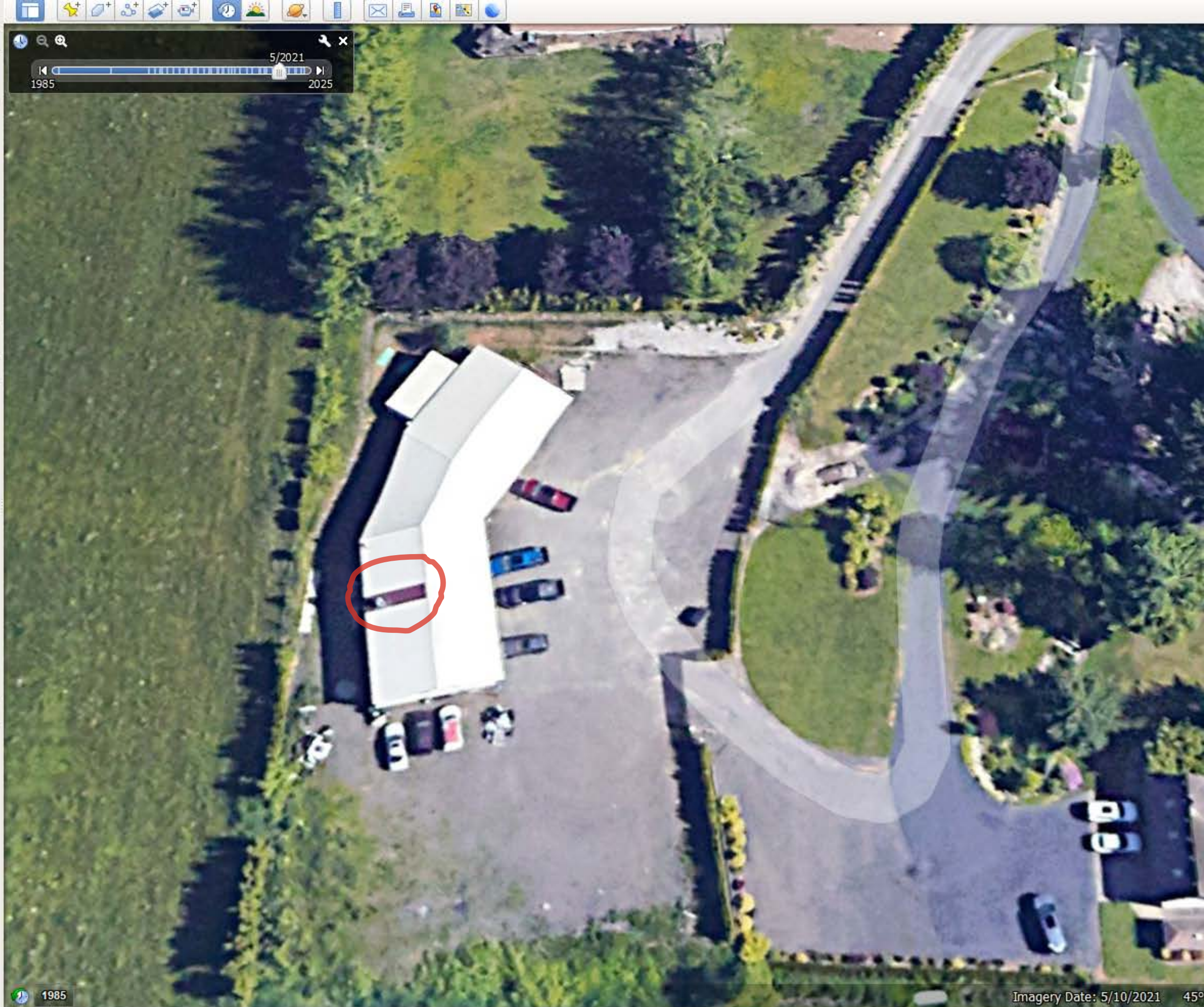
20210 SE Delia St

▼ Places

- My Places
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Make sure 3D Buildings layer is checked
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▼ Layers

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 - ☐ More
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RECORDING REQUESTED BY:



1500 NW Bethany Blvd., Ste 155
Beaverton, OR 97006

Clackamas County Official Records
Sherry Hall, County Clerk

2020-049172
06/26/2020 02:34:03 PM

D-D Cnt=1 Stn=75 TIFFANY
\$15.00 \$16.00 \$10.00 \$20.00 \$62.00

\$123.00

GRANTOR'S NAME:
Chad Sutton

GRANTEE'S NAME:
Patrick Landers, Jr.

AFTER RECORDING RETURN TO:
Order No.: 472520004127-MK
Patrick Landers, Jr.
20210 SE Delia Street
Damascus, OR 97089

SEND TAX STATEMENTS TO:
Patrick Landers, Jr.
20210 SE Delia Street
Damascus, OR 97089

APN: 00141073
20210 SE Delia Street, Damascus, OR 97089

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Chad Sutton, Grantor, conveys and warrants to Patrick Landers, Jr., Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

Parcel I:

13E32D 00300 00141073

A tract of land being a portion of Government Lot 2 in the Southeast one-quarter of Section 32, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, being more particularly described as follows:
Beginning at a 2 inch diameter iron pipe marking the Northeast corner of J. S. Fisher Donation Land Claim No. 38, situated in said county, said point also being the Southeast corner of said Government Lot 2; thence South 89°22'42" West, along the North line of said Fisher Donation Land Claim (and the South line of Government Lot 2), a distance of 419.99 feet to a point in the Southerly extension of the West line of that certain tract of land conveyed to Oscar R. Williams et ux, by instrument recorded as Recorder's No. 71-20665, Deed Records of said county; thence North 00°04'43" West, along said Southerly extension, a distance of 242.46 feet to a 5/8 inch diameter iron rod with a yellow plastic cap stamped "Marx Assocs."; thence North 89°55'07" East, at right angles to said Southerly extension, a distance of 166.00 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Marx Assocs."; thence North 28°33'31" East a distance of 225.58 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Marx Assocs." in a line parallel with and 35.00 feet South of (when measured at right angles to) the South line of said Williams Tract; thence North 89°54'42" East, parallel with said South line, a distance of 105.82 feet to a point in line with and 35.00 feet South of (when measured at right angles to) the Westerly extension of the centerline of SE Delia Road (also known as Helzer Court, 50 feet wide); thence North 84°14'42" East, parallel with said centerline, a distance of 40.23 feet to a point in the East line of said section that bears South 00°04'43" East a distance of 10.00 feet from a 3/4 inch iron pipe marking the South line of SE Delia Road (50 feet in width); thence South 04°04'53" West a distance of 217.50 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Marx Assocs.", thence South 04°07'21" East a distance of 224.10 feet to the point of beginning.

pt. 300

Parcel II:

A tract of land being a portion of Government Lot 2 in the Southeast one-quarter of Section 32, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, being more particularly described as follows:
Beginning at the Northeast corner of that certain tract of land conveyed to Michael R. Feather, et ux, by instrument recorded and described by Recorder's No. 94-57570, Deed Records of said county; thence North 89°54'42" East, along the Easterly extension of the South line thereof, a distance of 105.82 feet to a point in a line parallel with and 35.00 feet South of (when measured at right angles to) the Westerly extension of the center line of SE Delia Road (also known as Helzer Court, 50 feet in width); thence North 84°14'42" East, parallel with said centerline, a distance of 40.23 feet to a point in the East line of said section that bears South 00°04'43" East a distance of 10.00 feet from a 3/4 inch iron pipe marking the South line of said SE Delia Road, thence North 00°04'43" West, along said East line, a distance of 35.50 feet to the most Easterly Southeast corner of a tract of land conveyed to Thomas J. Mackey, et ux, by instrument recorded and described by Recorder's Fee No. 83-25501 Deed Records of said county; thence South 84°14'42" West, along the South line thereof, a distance of 45.26 feet to an angle corner therein; thence South 89°54'42" West, continuing along said South line, a distance of 81.74 feet to a point of intersection with the Northeasterly extension of the East line of the aforementioned Feather Tract; thence South 28°33'31" West, along said Northeasterly extension, 39.88 feet to the point of beginning.

MN

STATUTORY WARRANTY DEED

(continued)

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$780,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: June 24, 2020


Chad Sutton

State of Michigan
County of Washtenaw

This instrument was acknowledged before me on June 24, 2020 by Chad Sutton.


Notary Public - State of Michigan

My Commission Expires: 6-8-2025

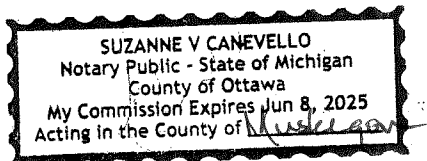


EXHIBIT "A"
Exceptions

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Rock Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Rock Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Rock Creek.

Utility Easement and Maintenance Agreement

Recording Date: April 16, 1993
Recording No.: 93-024853

Utility Easement and Maintenance Agreement

Recording Date: April 16, 1993
Recording No.: 93-024854

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjoining property owners
Purpose: Ingress, egress and general utility
Recording Date: November 30, 1994
Recording No.: 94-092531
Affects: Reference is hereby made to said document for full particulars







07/14/2026 13:17



07/14/2026 13:17





Citation No. 2600136

Case No. V0013626

ADMINISTRATIVE CITATION

Date Issued: July 20, 2026

Name and Address of Person(s) Cited:

Name: Patrick Landers Jr.
Mailing Address: 20210 SE Delia St
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 14th 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): 20210 SE Delia St., Damascus, OR 97089

Legal Description: T1S, R3E Section 32D, Tax Lot(s) 00300

Law(s) Violated:

- ☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040(A)(B)(E)
- ☒ Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)
- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A)

Description of the violation(s):

- 1) Residential accessory structure converted to commercial use and mechanical equipment installed without approved permits or inspections.

Minimum Civil Penalty \$750.00 - Maximum Civil Penalty \$1,000.00 Fine \$528.00

- 2) Operating an auto body repair business without land use approval.

Minimum Civil Penalty \$771.00 - Maximum Civil Penalty \$2,572.00 Fine \$422.00

- 3) Accumulation of inoperable or non-currently licensed vehicles.

Minimum Civil Penalty \$771.00 - Maximum Civil Penalty \$2,572.00 Fine \$422.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,372.00. 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 20, 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 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.

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: _____





