



NOTICE OF HEARING

July 31, 2025

Arturo Quezada Ramirez
15959 S Holmes Rd
Molalla, OR 97038

RE:: County of Clackamas v. Arturo Quezada Ramirez
File: V0047524

Hearing Date: August 26, 2025

Time: **This hearing will begin at 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 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.



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 arturoquez@gmail.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist. **Closed captioning is available for the zoom platform upon request.**

If you would like to present evidence at the Hearing please email or mail your evidence to Clackamas County Code Enforcement at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing.** Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

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

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet. **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

Topic: Code Enforcement Hearing - Arturo Quezada Ramirez - V0047524 - August 26 - 11:30 am

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/81617835489?pwd=niOOIYXMeZgaMaNXbpz3SYokmDTyfz.1>

Passcode:340042

Phone one-tap:

+17193594580,,81617835489#,,,,*340042# US

+12532050468,,81617835489#,,,,*340042# US

Join via audio:

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

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+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 689 278 1000 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US

Webinar ID: 816 1783 5489

Passcode: 340042

International numbers available: <https://clackamascounty.zoom.us/j/81617835489>

Join from an H.323/SIP room system:

H.323:

144.195.19.161 (US West)
206.247.11.121 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
159.124.15.191 (Amsterdam Netherlands)
159.124.47.249 (Germany)
159.124.104.213 (Australia Sydney)
159.124.74.212 (Australia Melbourne)
170.114.180.219 (Singapore)
64.211.144.160 (Brazil)
159.124.132.243 (Mexico)
159.124.168.213 (Canada Toronto)
159.124.196.25 (Canada Vancouver)
170.114.194.163 (Japan Tokyo)
147.124.100.25 (Japan Osaka)

Meeting ID: 816 1783 5489

Passcode: 340042

SIP: 81617835489@zoomcrc.com

Passcode: 340042

Department of Transportation and Development

Nondiscrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

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

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

File No: V0047524

v.

ARTURO QUEZADA RAMIREZ

Respondent(s).

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Arturo Quezada Ramirez mailing address is: 15959 S. Holmes Rd.,
Molalla, Oregon 97038.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s)
of law alleged in this Complaint 15959 S. Holmes Rd., Molalla, OR 97038, also known as T5S, R2E,
Section 03A , Tax Lot 01702 and 01700, and is located in Clackamas County, Oregon. The property
is zoned Rural Residential Farm Forest (RRFF-5) and is the location of violation(s) asserted by the
County.

3.

On or about the 10th day of February, 2025 the Respondent violated the following laws, in
the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain permits for the remodel and addition to a single family residence and the construction of an accessory structure without permits. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, Section 704.07 by grading and removing vegetation in a River and Stream Conservation Area and Floodplain. 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 December 11, 2024 and Citation and Complaint #2400475. A copy of the notice document is attached to this Complaint as Exhibits D and E, 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 a Building Code Title 9.02 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code; and said range for a Zoning Ordinance Title 12 Priority 1 violation being \$750.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering 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 31st day of July, 2025.

Diane Bautista

Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

ARTURO QUEZADA RAMIREZ,

Respondent.

File No.: V0047524

STATEMENT OF PROOF

History of Events and Exhibits:

| | |
|--------------------------------|--|
| December 1, 2021 | Clackamas County received a complaint regarding grading and vegetation removal in a River and Stream Conservation area and floodplain, a remodel and addition to a single family residence and an accessory structure built without permits. |
| December 20, 2021 Exhibit A | Building inspector Matt VanLoon conducted a site inspection and verified a remodel to the residence and the new accessory structure without permits. |
| January 28, 2022 Exhibit B | Building inspector Matt VanLoon met with Michael DeBlasi from the Department of State Lands on site and reported to me on February 2, 2022 that grading had been done in 2 locations that had pushed soil near the waterway and the dwelling itself is in violation as openings have been moved/ added and there are new mechanical systems including furnace, heat pump and fireplace. The owner stated that he had added a bathroom. |
| November 8, 2023 Exhibit C | The previous owner submitted building permit B0593623 for the remodel to the residence and for the new pump house. This permit remains incomplete and has not been issued. |
| September, 23, 2024 | The previous owner submitted two applications. Z0386-24 for a Stream Conservation Area review and Z0387-24 for Floodplain Development. The applications were incomplete and voided on March 27, 2025. |
| October 24, 2023 | A hearing was held for the previous owners Pacific NW Construction & Development Inc., John Donaldson and a Final Order issued on January 8, 2024. |
| November 13, 2024 | I was contacted by the attorney for Pacific NW Construction and Development that the property had been sold and the lien paid however the violations were not abated. File V0050021 closed due to change of ownership. |
| November 16, 2024 | File V0047524 was opened for the new owner Respondent Arturo Ramirez. |

| | |
|--------------------------------|--|
| December 11, 2024 Exhibit D | Correspondence was sent to the Respondent with a deadline of January 11, 2025. |
| February 10, 2025 Exhibit E | Citation 2400475 was issued for the zoning and building code violations. This citation was not returned to the County. This citation remains unpaid. |
| July 31, 2025 | The County referred this matter to the Code Enforcement Hearings Officer. |

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

- The imposition of civil penalties for the Building Code Violation of up to \$2,000.00 for date cited February 10, 2025.
- The imposition of civil penalties for the Zoning Violation of up to \$3,500.00 for date cited February 10, 2025.
- Payment for Citation 2400475 for \$500.00 issued on February 10, 2025.
- The administrative compliance fee of \$75.00 to be imposed from January 2025 to June 2025. As of this report the total amount due is \$450.00.
- The administrative compliance fee of \$100.00 to be imposed from July 2025 until the violations are abated. As of this report the total amount due is \$100.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- The County request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

| | |
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← Search

Overview

Property Details

Public Facts

Sale & Tax History

Schools



15959 S Holmes Rd, Molalla, OR 97038

\$333,796

Redfin Estimate

3

Beds

1

Bath

1,200

Sq Ft



Is th

Claim
and ne



Off Market

This home last sold for \$255,000 on Jan 21, 2021.

Get a
opinio
state









Clackamas County

150 Beavercreek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:
15959 S HOLMES RD MOLALLA OR 97038

Inspection Date:
Mon, 20 Dec 2021

Record Type:
Code Enforcement - Violation

Record ID:
V0050021

Inspection Type:
270 Miscellaneous/Consultation

Inspector:
Matt VanLoon

Inspector Phone:
503-347-8299

Inspector Email:
MVanLoon@clackamas.us

Result:
In Violation

Submit Time:
Mon, 20 Dec 2021 11:29:AM

Comments:
Picture of front and side of dwelling show addition of front porch cover which appears to be over 200 sq ft.

There has also been electrical and mechanical work at a minimum done.

Picture of new heat pump at side of dwelling attached to email.

Clackamas County

150 Beavercreek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:
15959 S HOLMES RD MOLALLA OR 97038

Inspection Date:
Wed, 02 Feb 2022

Record Type:
Code Enforcement - Violation

Record ID:
V0050021

Inspection Type:
270 Miscellaneous/Consultation

Inspector:
Matt VanLoon

Inspector Phone:
503-347-8299

Inspector Email:
MVanLoon@clackamas.us

Result:
In Violation

Submit Time:
Wed, 02 Feb 2022 7:09:AM

Comments:
Pictures have been sent by text message.

After meeting with Michael DeBlasi it does not appear that Oregon department of lands has any thing actionable on their part.

There is however grading that has been done in 2 locations that has pushed soils near the waterway. I do not know if this is an area where this is allowed.

The dwelling itself is in violation as openings have been moved/ added. There is new mechanical systems including furnace, heat pump and fireplace. The owner stated that he has added a bathroom though we grid not go inside the building. The owner asked what he needed to do and said he would start getting the drawings ready to submit for permits on the structure.

Bautista, Diane

From: Lord, Melissa on behalf of ZoningInfo
Sent: Wednesday, February 2, 2022 12:54 PM
To: Bautista, Diane
Cc: Morris, Robert
Subject: RE: 15959 S. Holmes Road

Hi Diane,

The stream that runs to the south of this property is classified as a "large" RSCA stream, subject to ZDO [Section 704](#). Section 704 applies to land that is located within 100 feet of the mean high water line of the stream. Any development within 100 feet of the high water mark of the stream would require a Stream Conservation Area land use permit.

"Development: Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or any other activity which results in the removal of substantial amounts of vegetation or in the alteration of natural site characteristics"

In addition, the property is within the floodplain as noted in the previous email you got from planning. Again, any development (including grading) in the floodplain requires a Floodplain Development Permit.

So, to correct the violation for grading on the property they will need:

- Application form for Floodplain Development Permit:
<https://dochub.clackamas.us/documents/drupal/492875ab-d090-4863-87a6-953f7fa19250>
 - o Relevant ZDO [Section 703](#)
- Application form for Stream Conservation Area permit:
<https://dochub.clackamas.us/documents/drupal/34bcb0c0-11a1-4922-9fd1-040ebfcd0e44>
 - o Relevant ZDO [Section 704](#)

Please let me know if you have additional questions,

Mel

Melissa Lord | Planner I

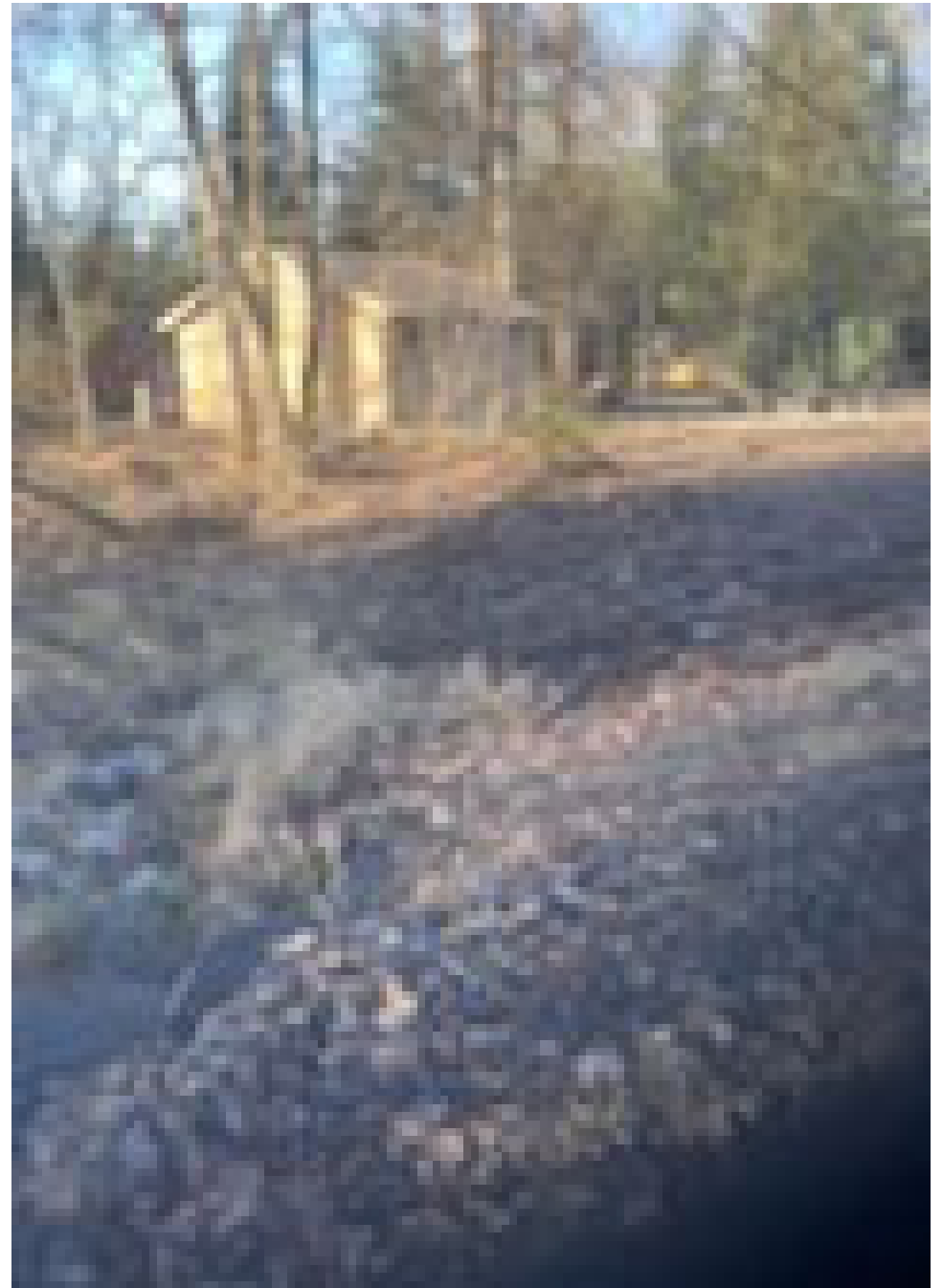
Clackamas County Planning and Zoning Division | 150 Beaver Creek Road | Oregon City, OR 97045

We are offering comprehensive services by phone, email and online. The Planning and Zoning Division public service/permits lobby is open Monday through Thursday from 8:00 a.m. to 4:00 p.m. The 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.

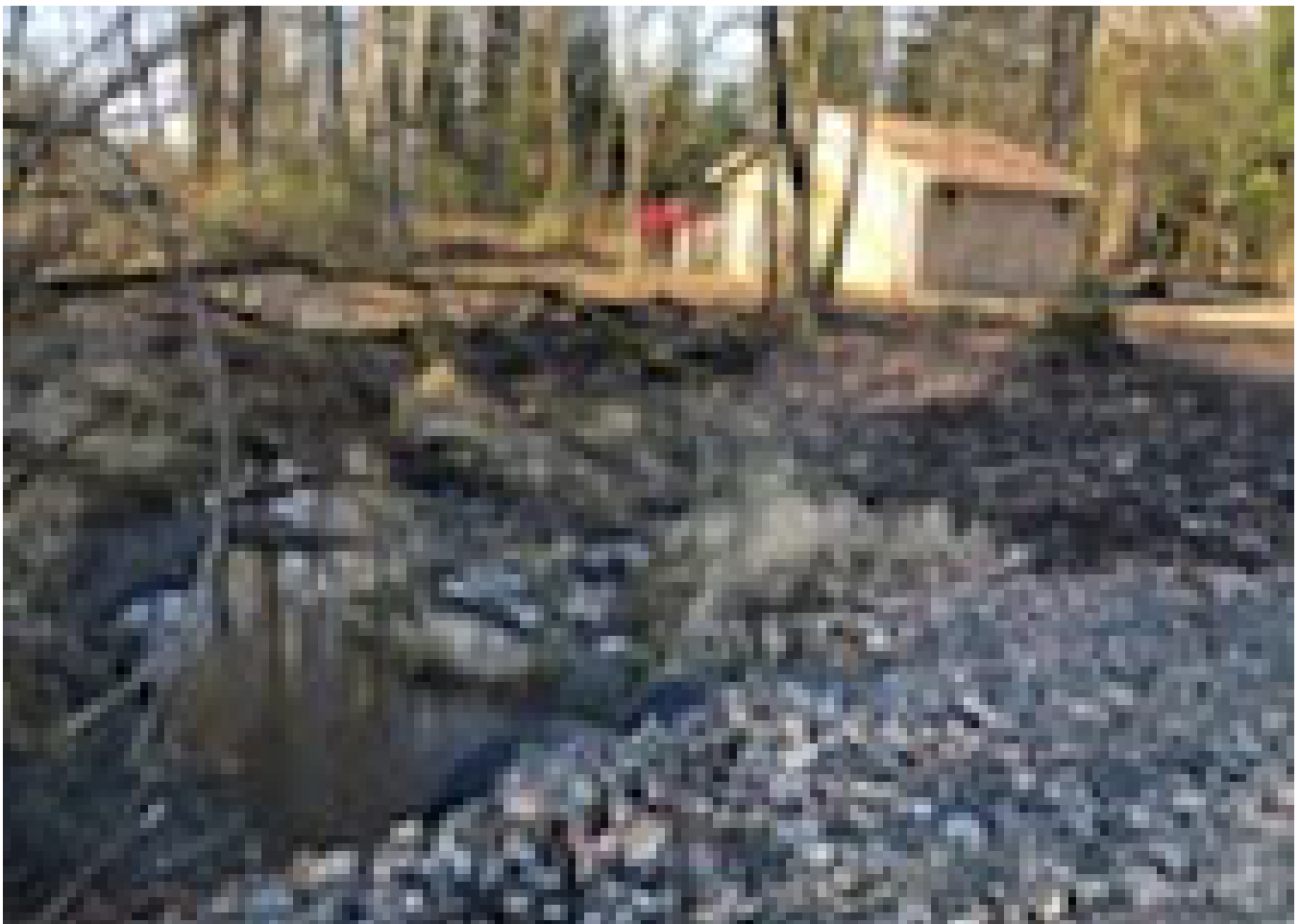
From: Bautista, Diane
Sent: Wednesday, February 2, 2022 11:29 AM
To: ZoningInfo <ZoningInfo@clackamas.us>; Morris, Robert <RMorris@clackamas.us>
Subject: 15959 S. Holmes Road

Good morning planning,

Building inspector Matt VanLoon was on site last Friday and took the attached pictures. Planning had responded to me on January 20, 2022 "Yes, property is in the floodplain. Floodplain development permit will be required for any development. This will likely ultimately require elevating any new structure. The hydric soils comment









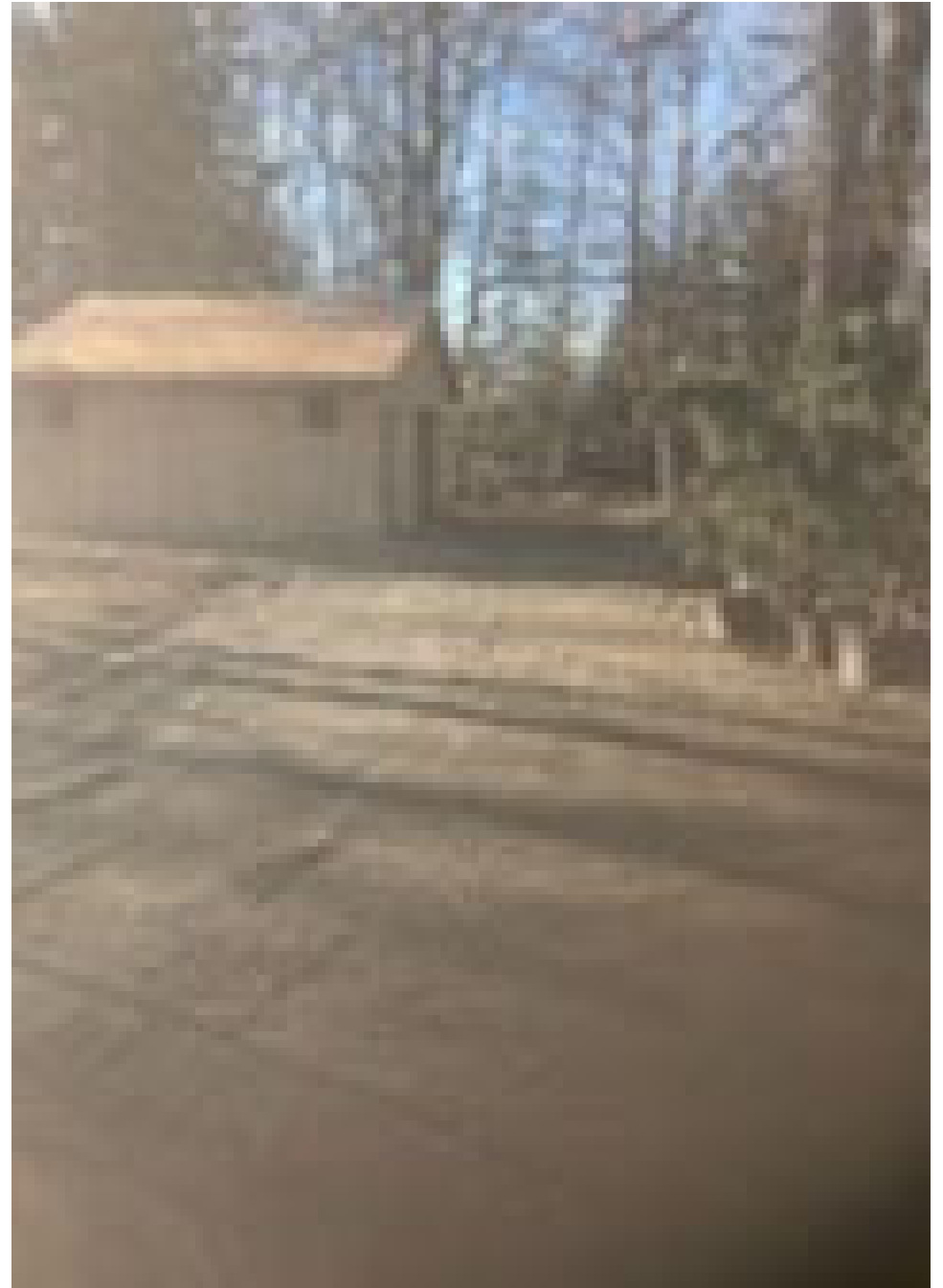


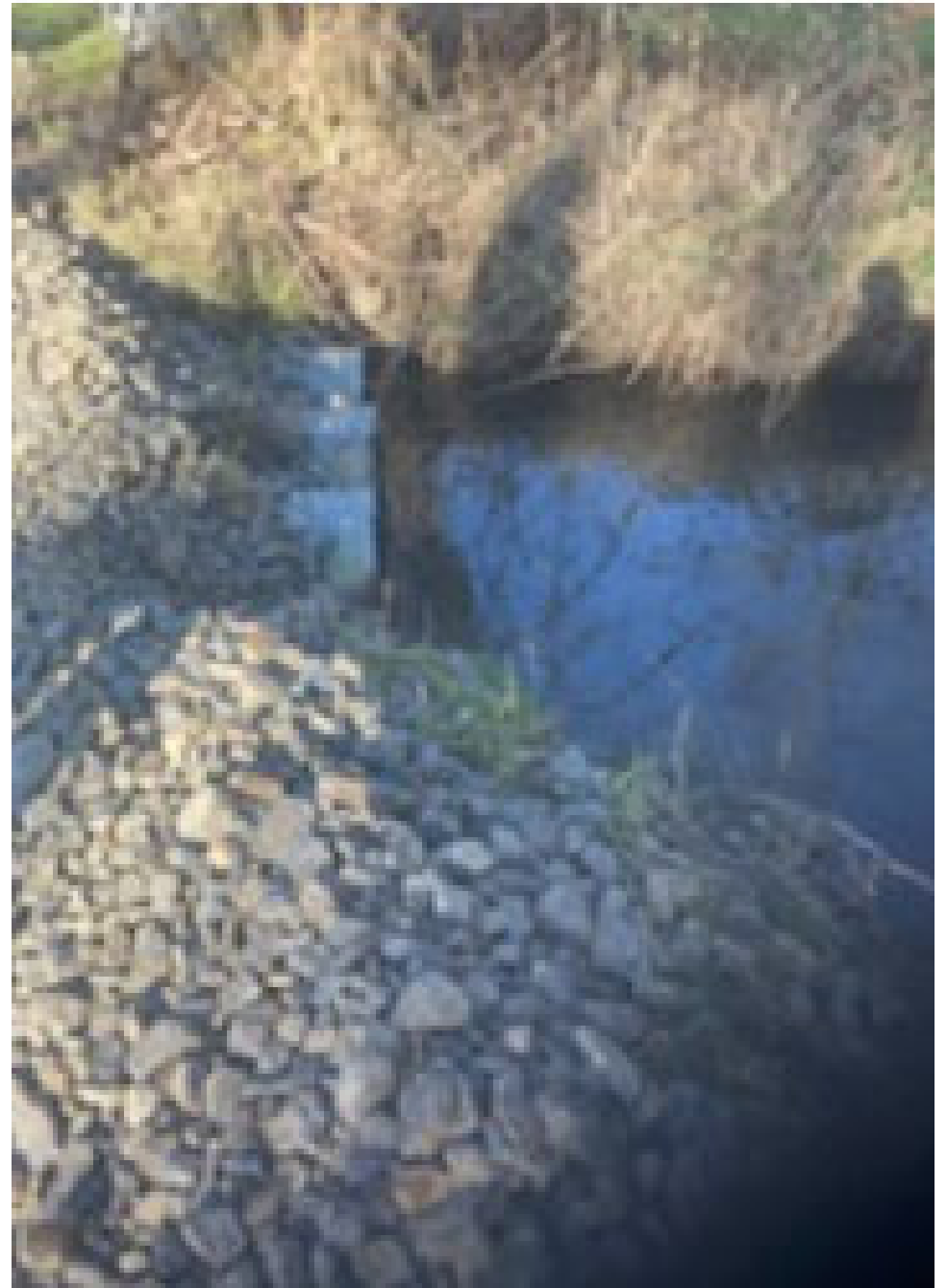


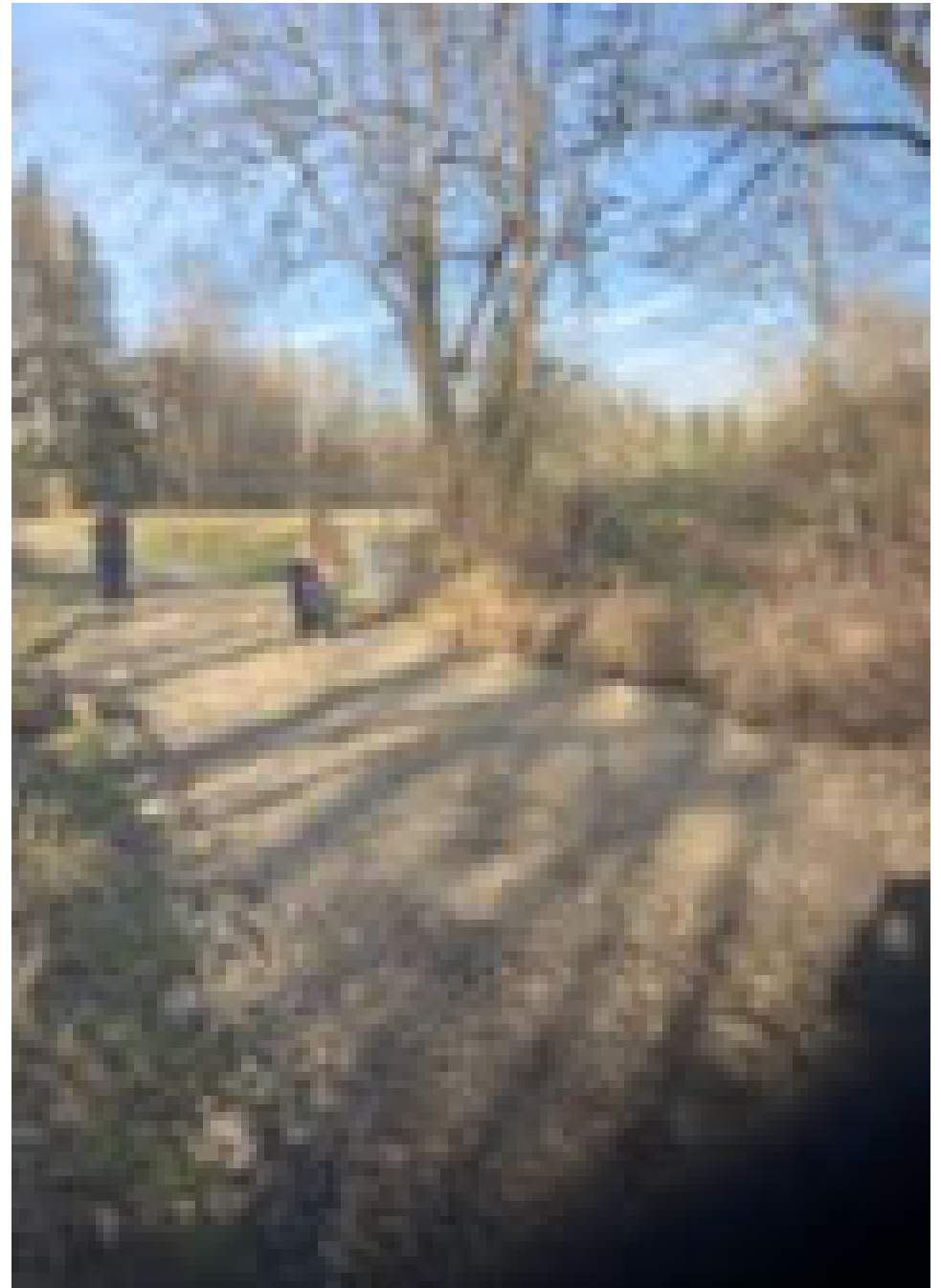


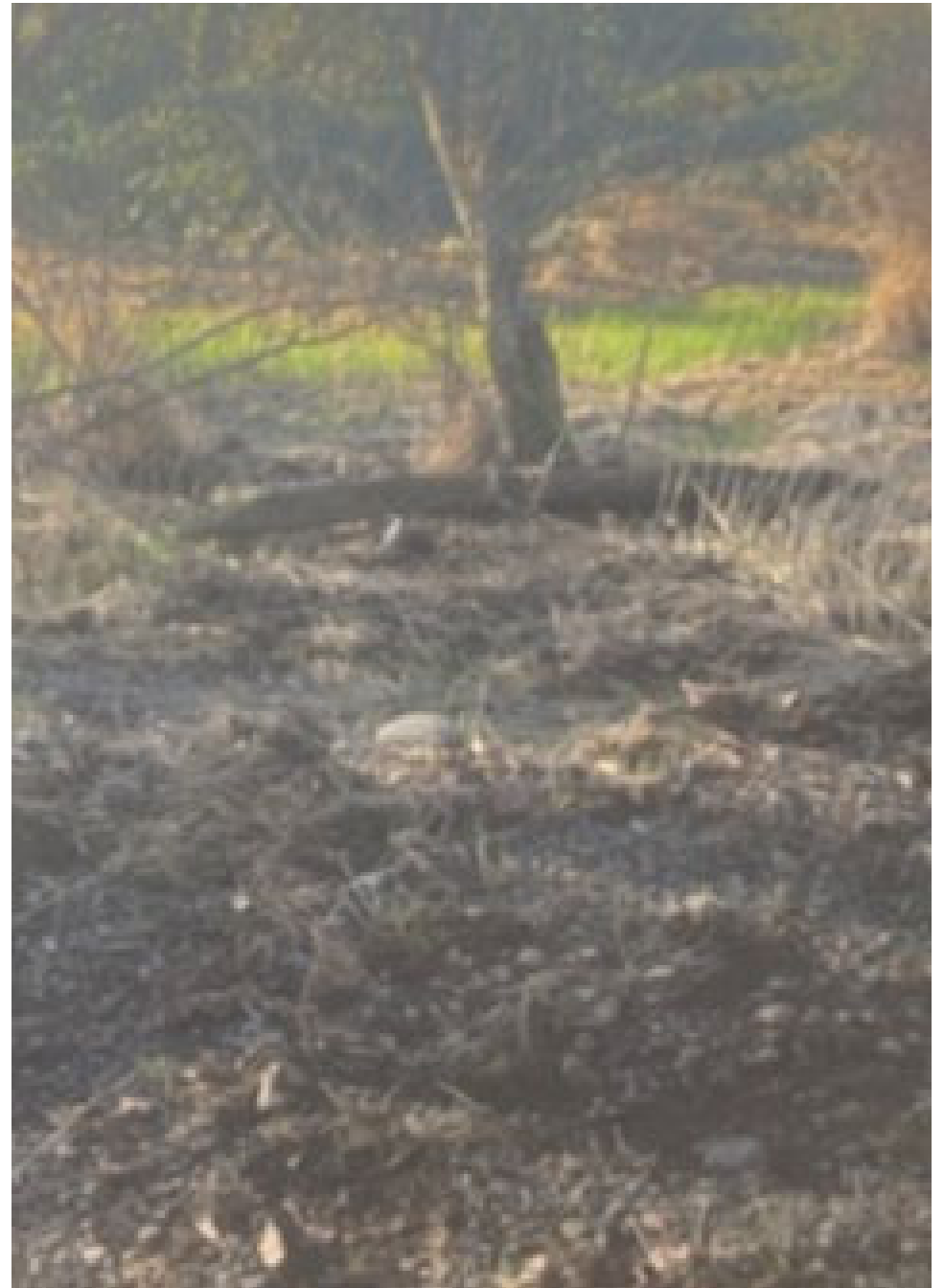


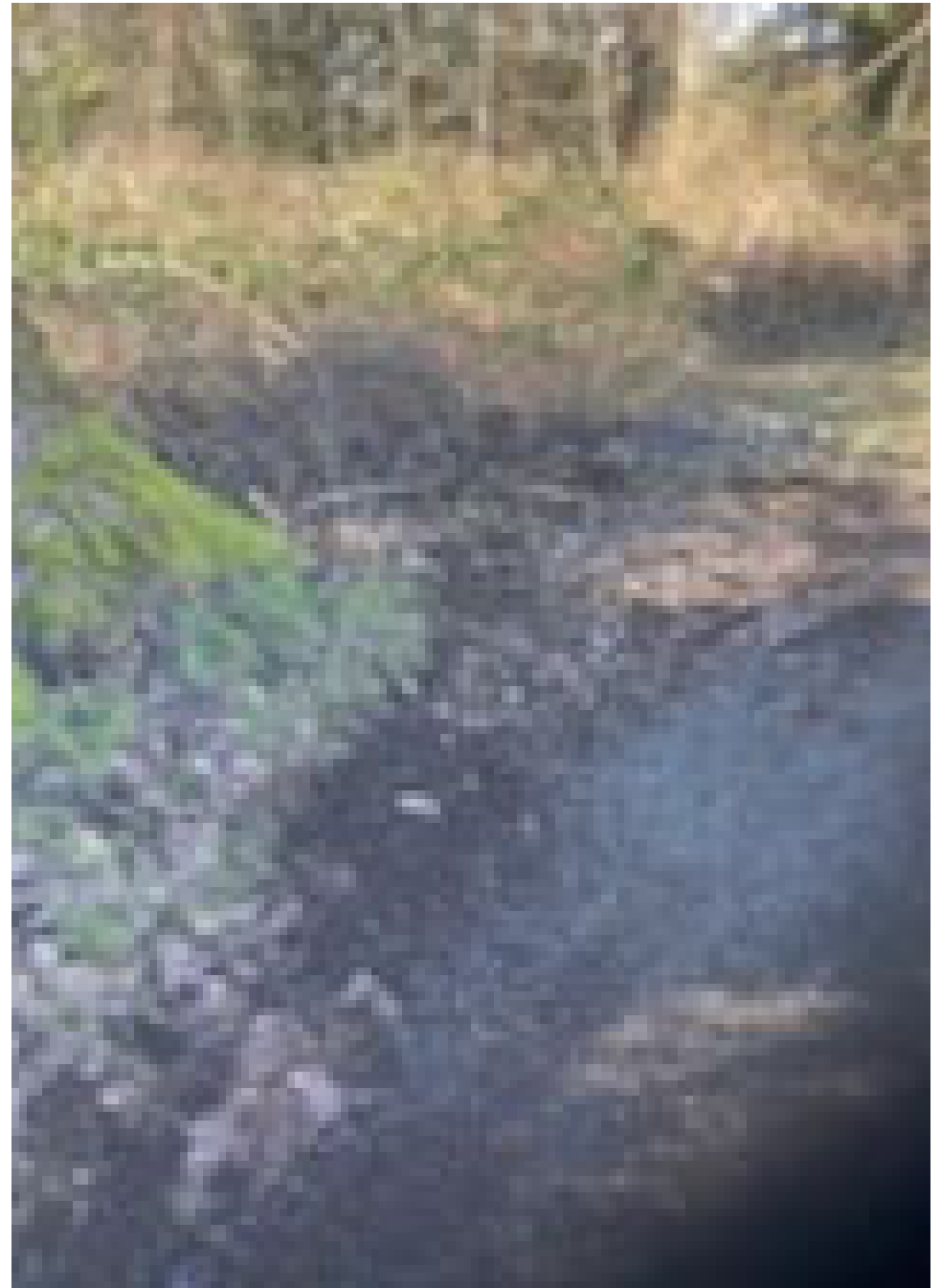












Project Name: B0593623

Project Description: *DAI* Building - Residential New - 52E03A 01700 - 15959 S HOLMES RD MOLALLA - Remodel

Review Comments List Date: 7/30/2025

Ref. # 7, Building, Richard Carlson, 12/27/23 3:02 PM, Cycle 1, **Unresolved**

Comment: The plans are locked to editing. These will need to be unlocked for review per county policy. Please provide unlocked plans.

Reviewer Response: Richard Carlson - 9/23/24 12:36 PM

There are still pages locked to editing. Please have them unlocked.

Responded by: John Donaldson - 9/23/24 9:05 AM

there is no lock, Had architect talk with Richard C.

Ref. # 8, Building, Richard Carlson, 12/27/23 3:05 PM, Cycle 1, **Unresolved**

Comment: It appears that much of the work is already covered from photos. Please provide a letter from the structural engineer certifying all structural elements that can not be verified by county inspection. If in fact the interior is all still exposed please indicate as such. Please see county policy in Clackamas forms.

Reviewer Response: Richard Carlson - 9/23/24 12:37 PM

changes from architect states pictures of structural elements are to be provided by owner. Please add these pictures to the permit set.

Responded by: John Donaldson - 9/23/24 9:05 AM

new engineering packet uploaded that will answer these questions

Ref. # 3, Planning County, Ben Blessing, 12/26/23 2:07 PM, Cycle 1, **Unresolved**

Comment: You are labelling everything as "existing" on the plans, but County violation # V0050021 indicates that there was an addition to the house recently, plus a detached structure, a pool and interior remodeling. Any recent additions (meaning areas that were added on to the exterior wall of the circa-1961 house) or other development must be labelled as "new", even though it is technically "Existing", because this permit is correcting a violation.

Responded by: John Donaldson - 9/23/24 9:08 AM

new engineering packet uploaded that will answer these questions

Ref. # 4, Planning County, Ben Blessing, 12/26/23 2:11 PM, Cycle 1, **Unresolved**

Comment: You are going to need a new floodplain permit for this. You have an elevation certificate that shows the SFR is above Base Flood Elevation (BFE), so likely not need to retrofit house, but FEMA requires a floodplain permit for any development in Special Flood Hazard Area (SFHA). Please check "Files/Clackamas Forms". Fill out and submit to Zoninginfo@clackamas.us with payment. DO NOT UPLOAD Floodplain permit to Development Direct, it will not go anywhere, email to Zoninginfo@clackamas.us or hand deliver to planning and zoning front desk.

Responded by: John Donaldson - 9/23/24 9:48 AM

APPLICATION SUBMITTED TODAY 9/23/24

Ref. # 5, Planning County, Ben Blessing, 12/26/23 2:36 PM, Cycle 1, **Unresolved**

Comment: Stream Conservation Area (SCA) is present, and any proposed additions within 100 feet of ordinary high water line require SCA review. Similar to floodplain permit, Submit a SCA permit. Your site plan shows house is 68 feet from creek. This within the SCA. Go to "Files/Clackamas Forms". Submit to Zoninginfo@clackamas.us

Responded by: John Donaldson - 9/23/24 9:49 AM
APPLICATION SUBMITTED TODAY 9/23/24



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

December 11, 2024

Arturo Quezada Ramirez
15959 S. Holmes Road
Molalla, OR 97038

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 704.07 and the Clackamas County Building Code, Title 9.02.040 (B), (C), (D), (E)

VIOLATION: V0047524

SITE ADDRESS: 15959 S. Holmes Rd., Molalla, OR 97038

LEGAL DESCRIPTION: T5S, R2E, Section 03A, Tax Lot 01700 and 01702

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

- Grading and vegetation removal in a River and Stream Conservation Area (RSCA) and Floodplain
- Remodel/addition to a single family residence without permits
- Accessory structure built without permits

VIOLATIONS & HOW TO RESOLVE

Grading and vegetation removal in a River and Stream Conservation Area and Floodplain

The stream that runs to the south of this property is classified as a large RSCA stream, subject to ZDO Section 704. Section 704 applies to land that is located within 100 feet of the mean high water line of the stream. Any development within 100 feet of the high water mark of the stream requires a Stream Conservation Area land use permit.

“Development: Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or any other activity which results in the removal of substantial amounts of vegetation or in the alteration of natural site characteristics”

In addition, the property is within the floodplain any development (including grading) in the floodplain requires a Floodplain Development Permit.

In order to abate the violations, you must complete the following **no later than January 11, 2025:**

- Submit the following land use applications to the Planning Department:
 - Application for Floodplain Development Permit
 - Application for Stream Conservation Area Permit

Remodel/addition to single family residence and an accessory structure built without permits

The remodel/addition to a single family residence and the construction of an accessory structure requires permits. In order to abate the violation, please complete the following **no later than January 11, 2025:**

- Contact the Building Department at 503-742-4240 regarding Plan Review submittal requirements and submit the building permit application and appropriate fee(s).
 - The permit must be picked up within ten days of being notified.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

CONTACT INFORMATION

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

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

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 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 dianeбай@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 \$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 Beavercreek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



After recording return to:
Arturo Quezada Ramirez
15959 S. Holmes Road
Molalla, OR 97038

Until a change is requested all tax
statements shall be sent to the
following address: \
Arturo Quezada Ramirez
15959 S. Holmes Road
Molalla, OR 97038

File No.: 7072-4200552 (jd)
Date: September 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records
Catherine McMullen, County Clerk

2024-039279

10/24/2024 08:59:03 AM

D-D Cnt=1 Str=9 COUNTER1
\$20.00 \$16.00 \$10.00 \$62.00

\$108.00

STATUTORY WARRANTY DEED

Pacific NW Construction & Development, Inc., an Oregon corporation, Grantor,
conveys and warrants to **Arturo Quezada Ramirez,** Grantee, the following described real
property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$730,000.00.** (Here comply with requirements
of ORS 93.030)

SS
4200552
First American

APN: **01086158**

Statutory Warranty Deed
- continued

File No.: **7072-4200552 (jd)**

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 23 day of OCTOBER, 2024.

Pacific NW Construction & Development, Inc.,
a corporation

By: 

Name: John Donaldson

Title: President

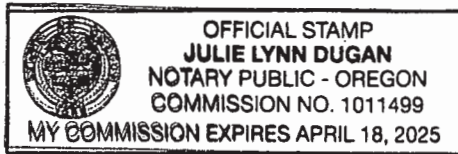
APN: **01086158**

Statutory Warranty Deed
- continued

File No.: **7072-4200552 (jd)**

STATE OF Oregon)
County of Clackamas)ss.
)

This instrument was acknowledged before me on this 23 day of October, 2024
by John Donaldson as President of Pacific NW Construction & Development, Inc., on behalf of
the corporation.



Julie Lynn Dugan
Notary Public for Oregon
My commission expires: 4/18/2025

APN: **01086158**

Statutory Warranty Deed
- continued

File No.: **7072-4200552 (jd)**

EXHIBIT A

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

Parcel I:

Part of the Northeast one-quarter of Section 3, Township 5 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon, described as follows:

Beginning on the Northeasterly line of the William Vaughan Donation Land Claim, which is North 46° West a distance of 796.80 feet from the Southeast corner of said Vaughan Donation Land Claim; thence continuing North 46° West a distance of 247.60 feet to an iron pipe and the true Point of Beginning; thence North 28° 03' 36" East a distance of 520.60 feet to an iron pipe; thence South 46° 55' East a distance of 237.74 feet to the most Easterly corner of that tract described in deed to Eldon B. Lake, et ux, recorded September 3, 1975 as Recorder's Fee No. 75-24983, Clackamas County Records; thence South 29° 15' 00" West a distance of 514.60 feet, more or less, to the Northeasterly line of said Vaughan Donation Land Claim; thence North 46° 00' 00" West along the Northeasterly line of said Vaughan Donation Land Claim to the true Point of Beginning.

Parcel II:

Part of the Northeast One-Quarter of Section 3, Township 5 South, Range 2 East of the Willamette Meridian, in Clackamas County, Oregon. Described as follows:

Beginning on the Northeasterly line of the William Vaughan Donation Land Claim which is North 46° West a distance of 771.80 feet from the Southeast corner of said Vaughan Donation Land Claim, which point is in the center of a county road; thence North 46° West a distance of 53.45 feet to the most Southerly corner of that Tract described in deed to Eldon B. Lake, et ux, recorded September 3, 1975 as recorder's Fee No. 75-24983, Clackamas County Records; thence North 29° 15' East a distance of 514.60 feet to the most Easterly corner of said Lake Tract; thence South 46° 55' East a distance of 361 feet to the most Easterly corner of that Tract described in Deed to Carl T. McCally, et ux, recorded December 12, 1962 in Book 614, Page 813, Clackamas County deed records; thence South 29° 15' West a distance of 289.53 feet to the center of County Road; thence North 80° 30' 25" West along the center of said County Road, a distance of 308.08 feet; thence South 47° West, a distance of 55.79 feet to the Point of Beginning.

NOTE: This legal description was created prior to January 1, 2008.



Citation No. 2400475

Case No. V0047524

ADMINISTRATIVE CITATION

Date Issued: February 10, 2025

Name and Address of Person(s) Cited:

Name: Arturo Ramirez
Mailing Address: 15959 S. Holmes Road
City, State, Zip: Molalla, OR 97038

Date Violation(s) Confirmed: On the 10th day of February, 2025, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 15959 S. Holmes Rd., Molalla, OR 97038

Legal Description: T5S, R2E Section 03A, Tax Lot(s) 01700 and 01702

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)
- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 704.07

Description of the violation(s):

- 1) Grading and vegetation removal in a River and Stream Conservation Area (RSCA) and Floodplain.

Maximum Civil Penalty \$3,500.00 Fine \$500.00

- 2) Remodel/Addition to a single family residence without permits.

Maximum Civil Penalty \$1,000.00 Fine: This is not subject to fine amount

- 3) Accessory structure built without permits

Maximum Civil Penalty \$1,000.00 Fine: This is not subject to fine amount

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: February 10, 2025
Department Initiating Enforcement Action: Code Enforcement

