

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

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al DTDcompliance@clackamas.us | 503-742-4400.

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

July 22, 2026

Vitaliy & Svetlana Bozhduga
16515 S Holcomb Blvd.
Oregon City, OR 97045

RE: County of Clackamas v. Vitaliy & Svetlana Bozhduga
File: V0014826

Hearing Date: August 13, 2026

Time: This item will not begin before 9:30 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 emailed to Vityok_2004@yahoo.com. A copy of the link is provided below. Once you have joined the meeting, you will be prompted to join as panelist.

Please click **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 to Diane Bautista at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

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

If you are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

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

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/86078907865?pwd=dM7pKvjPJVcZ2t7Wgk3ahRYcGVQoTV.1>

Passcode: 935721

Phone one-tap:

+19712471195,,86078907865# US (Portland) 17209289299,,86078907865# US

Join via audio:

+1 971 247 1195 US (Portland)	+1 646 518 9805 US (New York)
+1 720 928 9299 US (Denver)	+1 646 876 9923 US (New York)
+1 206 337 9723 US (Seattle)	+1 646 931 3860 US
+1 213 338 8477 US (Los Angeles)	+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
+1 470 381 2552 US (Atlanta)	+1 470 250 9358 US (Atlanta)
+1 507 473 4847 US	
+1 564 217 2000 US	Webinar ID: 860 7890 7865

International numbers available: <https://clackamascounty.zoom.us/j/kew09v1UD3>

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

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.

VITALIY AND SVELTLANA
BOZHDUGA,

Respondents.

File No: V0014826

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 16515 S Holcomb Blvd, Oregon City, OR 97045.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 16515 S Holcomb Blvd, Oregon City, OR 97045 also known as T2S, R2E, Section 26A, Tax Lot 03700, 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 the 5th day of May 2026, the Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Zoning and Development Ordinance violation by storing commercial vehicles on the subject property without land use approval. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondents in the following manner: Citation and Complaint 2600148 in the amount of \$411.00 was mailed via first class mail on May 5, 2026. A copy of the notice document is attached to this Complaint as Exhibit C , and incorporated by this reference.

6.

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

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Zoning and Development Ordinance Priority 2 violation being \$750.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

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 13th day of July, 2026.

A handwritten signature in black ink, reading "Jennifer Kauppi". The signature is written in a cursive, flowing style.

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

VITALIY AND SVELTLANA
BOZHDUGA

Respondents.

File No.: V0014826

STATEMENT OF PROOF

History of Events and Exhibits:

January 5, 2026
Exhibit A

Clackamas County received a complaint regarding a commercial trucking business operating from the subject property. Violation file V0000126 was opened and the Respondents were mailed a Notice of Violation providing them with a deadline date February 14, 2026 to abate the violation. A site inspection was conducted on March 3, 2026 confirming the violation remained. Citation 26000012 was issued in the amount of \$411.00, was mailed to the Respondents and remains unpaid. On March 31 another site inspection was conducted, and Code Enforcement Diane Bautista confirmed the violation had been abated. This file was closed on April 1, 2026.

April 13, 2026

Code Enforcement received a complaint that the commercial vehicles had returned to the site 12 days after the previous file had been closed. In addition, it was reported that the Respondents were now storing recreational vehicles on the subject property without land use approval.

May 5, 2026
Exhibit B

Code Enforcement Specialist Diane Bautista conducted a site inspection and confirmed the commercial vehicles on the subject property. Diane also found several recreational vehicles in stored condition on the property.

May 5, 2026
Exhibit C

Citation 2600148 was issued for the Priority 2 Zoning violation in the amount of \$411.00 for the commercial vehicles onsite without land use approval. The correspondence was not returned and remains unpaid. Because this is a case of recidivism and the Respondent was previously noticed of the violation, prior notice before issuing this citation was not required.

May 5, 2026
Exhibit D

A Notice of Violation was mailed for a Priority 2 Zoning violation for the storage of recreational vehicles without land use approval. The Respondents were given a deadline date of June 5, 2026 to abate the violation. The correspondence was not returned to the County.

May 14, 2026

Respondent Vitaliy Bozhduga came into the County offices and spoke with Code Enforcement Specialist Andrea Hall. Vitaliy stated that the commercial vehicles that are onsite are owned by his brother-in-law who lives on the property and that the RV's are owned by some of his six siblings as he is the only one with acreage.

July 7, 2026
Exhibit E

I conducted a site inspection and found the property remains in violation for the storage of commercial vehicles. The RV's that were onsite during the May 5th inspection had been removed from the property.

July 13, 2026

This matter was referred to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Zoning and Development Ordinance Title 12, Section 316.03 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 correction the violation, removed the commercial vehicles to pass the site inspection on March 31st only to bring the commercial vehicles back onto the property 12 days later. The County is requesting the following:

- The imposition of civil penalties for the Zoning and Development Ordinance violation of between \$750.00 and up to \$2,500.00 for date cited May 5, 2026.
- Payment for Citation No. 2600148 issued on May 5, 2026 for \$411.00.
- The administrative compliance fee to be imposed June 2026 for \$100.00 and the administrative compliance fee to be imposed for July 2026 and August 2026 at \$102.00 per month. Total administrative compliance fees total \$304.00.
- 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 72 hours of the date of the order, remove the commercial vehicles for the subject property until such time and land use approval is obtained and all Conditions of Approval are met.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 14, 2026

Vitaliy and Svetlana Bozhduga
16515 S. Holcomb Blvd.
Oregon City, OR 97045

**SUBJECT: Clackamas County Zoning and Development Ordinance, Title 12,
Section 316.03(A)**

VIOLATION: V0000126

SITE ADDRESS: 16515 S. Holcomb Blvd., Oregon City, OR 97045

LEGAL DESCRIPTION: T2S, R2E, Section 26A, Tax Lot 03700

ZONING: Rural Residential Farm Forest (RRFF-5)

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

- Commercial vehicle on site without land use approval

VIOLATIONS & HOW TO RESOLVE

COMMERCIAL VEHICLE ON SITE WITHOUT LAND USE APPROVAL

Currently a commercial vehicle in excess of 11,000 GVW is being stored on this site. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A). The subject property is zoned Rural Residential Farm Forest 5-Acre (RRFF-5). You must abate the violation by completing one of the following **no later than February 14, 2026**:

1. Cease the unauthorized use and schedule an inspection to confirm, **or**;
 2. Contact the Clackamas County Planning Department regarding a potential Home Occupation Permit, submit the appropriate paperwork which is available on our website at www.clackamas.us/planning/supplemental.
- 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.

- 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.

CONTACT INFORMATION

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 and 8:00 a.m. to 3:00 p.m. on Fridays.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@co.clackamas.or.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.



03/03/2026 12:00



Citation No. 26000012

Case No. V0000126

ADMINISTRATIVE CITATION

Date Issued: March 5, 2026

Name and Address of Person(s) Cited:

Name: Vitaliy Bozhduga
Name: Svetlana Bozhduga
Mailing Address: 16515 S. Holcomb Blvd.
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 3rd day of March, 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): 16515 S. Holcomb Blvd., Oregon City, OR 97045

Legal Description: T2S, R2E Section26A, Tax Lot(s) 03700

Law(s) Violated:

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03

Description of the violation(s):

- 1) Commercial vehicles and trailer without land use approval

Maximum Civil Penalty \$2,500.00

Fine \$411.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$411.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

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

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

Date: March 5, 2026
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: _____



03/31/2026 11:32





Citation No. 2600148

Case No. V0014826

ADMINISTRATIVE CITATION

Date Issued: May 5, 2026

Name and Address of Person(s) Cited:

Name: Vitaliy Bozhduga
Name: Svetlana Bozhduga
Mailing Address: 16515 S. Holcomb Blvd.
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 5th day of May, 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): 16515 S. Holcomb Blvd., Oregon City OR 97045

Legal Description: T2S, R2E Section26A, Tax Lot(s) 03700

Law(s) Violated:

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03

Description of the violation(s):

- 1) Commercial vehicles in excess of 11,000 GVW without land use approval

Maximum Civil Penalty \$2,500.00

Fine \$411.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$411.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

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

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

Date: May 5, 2026
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: _____



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 5, 2026

Vitaliy and Svetlana Bozhduga
16515 S. Holcomb Blvd.
Oregon City, OR 97045

**SUBJECT: Violation of Clackamas County Zoning and Development Ordinance,
Title 12, Section 316.03**

VIOLATION: V0014826
SITE ADDRESS: 16515 S. Holcomb Blvd., Oregon City, OR 97045
LEGAL DESCRIPTION: T2S, R2E, Section 26A, Tax Lot 03700
ZONING: Rural Residential Farm Forest (RRFF-5)

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

- Storage of recreational vehicles for people not living on site

VIOLATIONS & HOW TO RESOLVE

Recreational Vehicles being stored on site without Land Use Approval

Currently recreational vehicles not owned by the property owner are being stored on this site. This constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03. You must abate the violation by completing one of the following **no later than June 5, 2026**:

- Remove the recreational vehicles and cease the unauthorized use and schedule an inspection to confirm, **or**;
- Contact the Clackamas County Planning Department, submit the appropriate paperwork which is available on our website at clackamas.us/planning/supplemental and receive approval for this activity from this location.
 - If the activity receives land use authorization, the violation will be closed only after confirmation that all conditions of approval have been met.

CONTACT INFORMATION

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.



