

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.

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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

April 28, 2026

Scott Gall
14025 SE Linden Ln.
Milwaukie, OR 97267

RE: County of Clackamas v. Scott Gall
File: V0047525

Hearing Date: June 11, 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 Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and talk to County Staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
- (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
- (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.

2. Procedure. The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence; the burden is on the County to establish by a preponderance of evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that at the hearing. If you wish to be represented by an attorney, they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.

3. Record of Proceedings. An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.

4. Hearings Officer. The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence and interpret and apply the law. After the hearing is closed, the Hearings Officer will enter written findings of fact, conclusions of law and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a final order or a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007**

5. Right to Recess. If, during the course of the hearing, the Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceedings be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.

6. Right to Appeal. The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. 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/88434389640?pwd=F2S4RB1KNRVtfPmqVwBbnsmbZnh1Eg.1>

Passcode: 415659

Phone one-tap:

+16699006833,,88434389640# US (San Jose) 17193594580,,88434389640# US

Join via audio:

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 719 359 4580 US

+1 305 224 1968 US

+1 253 205 0468 US

+1 309 205 3325 US

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 408 638 0968 US (San Jose)

+1 386 347 5053 US

+1 669 444 9171 US

+1 507 473 4847 US

+1 646 876 9923 US (New York)

+1 564 217 2000 US

+1 646 931 3860 US

+1 689 278 1000 US

Webinar ID: 884 3438 9640

International numbers available: <https://clackamascounty.zoom.us/j/88434389640>

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.

SCOTT GALL,

Respondent.

File No: V0003326

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 14025 SE Linden Ln., Milwaukie, OR 97267.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 15714 S. Windy City Rd., Mulino, OR 97042 also known as T4S, R2E, Section 27DA, Tax Lot 00700, and is located in Clackamas County, Oregon. The property is Rural Residential Farm Forest (RRFF-5) and is the location of violation(s) asserted by the County.

3.

On or about the 6th day of January, 2026 and the 9th day of February, 2026 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, by constructing fencing and structures in the floodway. 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 dated January 6, 2026 and Citation and Complaint 2500475-2 in the amount of \$411.00 mailed via first class mail on February 23, 2026. A copy of the notice document is attached to this Complaint as exhibits C 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 Zoning Ordinance Title 12 Priority 1 violation being \$1,000.00 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;

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 violations.

DATED THIS 27th DAY OF APRIL 2026.

Diane Bautista

Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

SCOTT GALL,

Respondent.

File No.: V0047525

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|--------------------------------|--|
| December 10, 2025 | Clackamas County received a complaint regarding a fence built in the Floodway. |
| December 10, 2025
Exhibit A | Correspondence was sent to the Respondent regarding the alleged violation. |
| December 11, 2025
Exhibit B | An email was received by Code Enforcement from Taylor Campi in the Planning department confirming that the unpermitted fence is not legal and cannot be retroactively permitted because the entire property is located in the floodway, where new development is prohibited. There is no opportunity to abate the violation with a land use application, so the only way to abate the violation will be to remove the fence. |
| January 6, 2026
Exhibit C | Correspondence was sent to the Respondent with a deadline of February 6, 2026 to abate the violation. |
| February 9, 2026
Exhibit D | I conducted a site inspection and confirmed the fence remains on site with three covered structures and a chicken coop that is partially covered behind the fence. |
| February 9, 2026
Exhibit E | I reached out to the Planning department regarding the covered structures and Max del Hierro responded that they would not be allowed to remain unless the owners could provide evidence they were placed on site prior to 1978. |

February 23, 2026
Exhibit F

Citation 2500475 was issued for the Priority 1 land use violation on February 10, 2026 for development in the floodplain. I made an error and voided this citation and on February 23, 2026 sent Corrected citation 2500475-2 for a Priority 2 land use violation in the amount of \$411.00 by first class mail. Neither of the citations were returned. Citation 2500475-2 remains unpaid.

April 21, 2026
Exhibit G

I conducted a site inspection and confirmed the fence and covered structures remain on site and a second wire fence is currently being built in front of the wood fence.

April 27, 2026

The County referred this matter to the Code Enforcement Hearings Officer.

As the Respondent has not taken the necessary steps to abate the violation and is currently creating additional violations and the violations are not due to conditions or circumstances beyond their control, the County is requesting a Final Order and authorization to move the matter to County Counsel for further enforcement action.

However, should the Hearings Officer find that there are mitigating factors in this case, the County would request a Continuing Order requiring the Respondent to:

- Bring the property into compliance with the Clackamas County Zoning and Development Ordinance, Section 703.07 within 30 days of the Order by removing all fencing and structures.
- The County will submit a timely Post Hearing Status Report. The report will be sent to the Code Enforcement Hearing Officer and to the Respondent. The report may include the following recommendations:
 - The imposition of civil penalties for the priority 1 zoning ordinance violation of up to \$3,500.00 for date cited February 9, 2026.
 - Payment for Citation 2500475-2 for \$411.00 issued on February 23, 2026.
 - The administrative compliance fee be imposed from January 2026 until the violation is abated. As of this report the total amount due is \$300.00.
 - Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



December 10, 2025

Scott Gall
14025 SE Linden Ln.
Milwaukie, OR 97267

Subject: Alleged Violation of the Zoning and Development Ordinance, Title 12 Section 703 Floodplain Management District, and Section 704 River & Stream Conservation Area Ordinance of the Clackamas County Code

Site Address: 15714 S Windy City Rd. Mulino, OR 97042

Legal Description: T4S, R2E, Section 27DA, Tax Lot 700

It has come to the attention of Clackamas County Code Enforcement that construction of a fence may have occurred in the protected area on the above referenced property.

This may constitute a violation of the Clackamas County Zoning and Development Ordinance, specifically pertaining to sections 703 Floodplain Management District and section 704 River & Stream Conservation Area of the Clackamas County Code.

Sections 703 & 704 regulate the identified buffer areas of the rivers and streams within Clackamas County,

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

E-mail address is dianebau@clackamas.us

Telephone number is 503-742-4459.

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

Department of Transportation and Development

Nondiscrimination Policy:

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¡LE DAMOS LA BIENVENIDA! Spanish

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ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

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CHÀO MỪNG! Vietnamese

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환영합니다. Korean

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Bautista, Diane

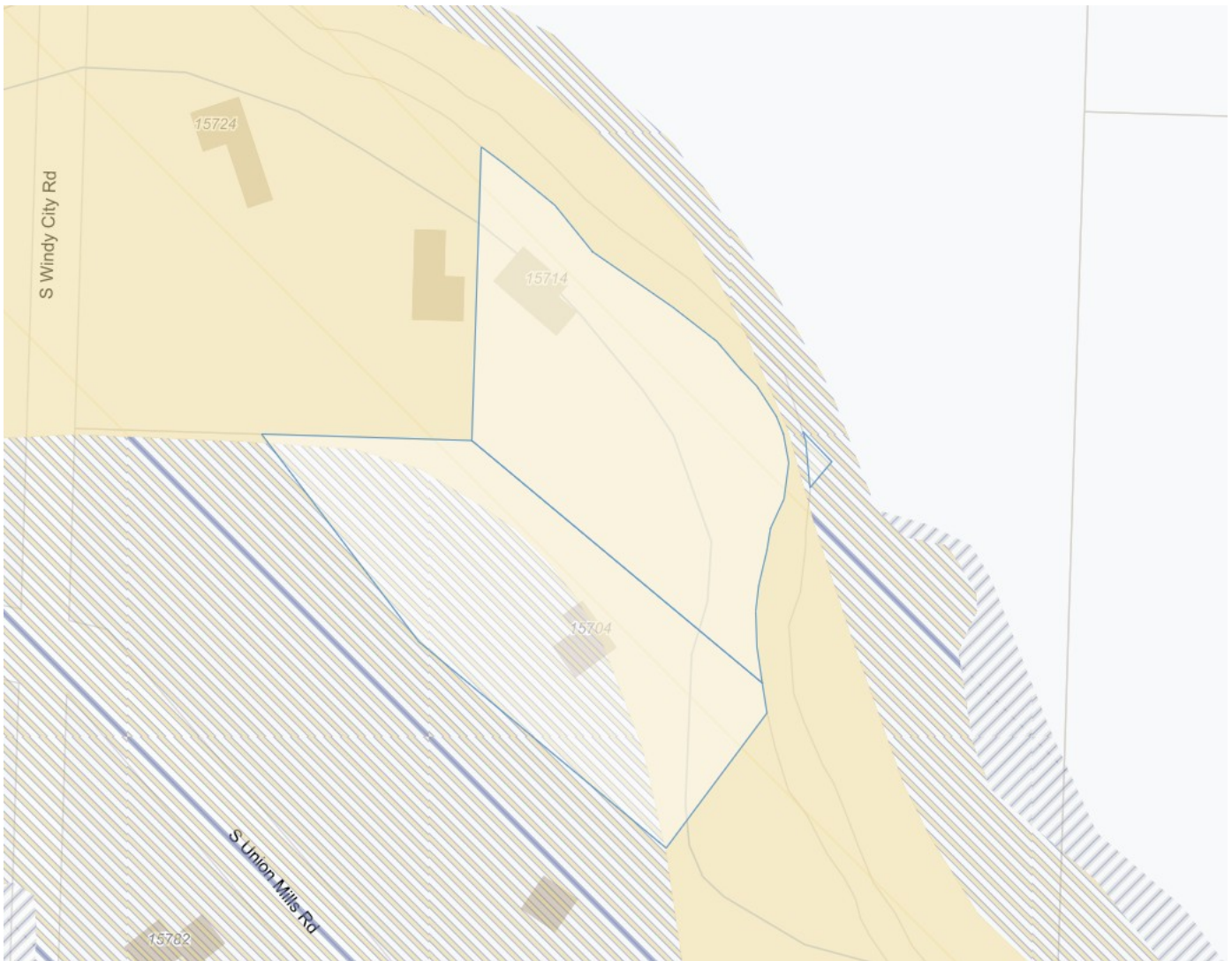
From: Campi, Taylor
Sent: Thursday, December 11, 2025 4:50 PM
To: aarontbatson@gmail.com
Subject: Floodway Violation at 15714 S WINDY CITY RD

Hi Aaron,

I'm following up on our phone call to confirm that the unpermitted fence at 15714 S WINDY CITY RD is not legal, and it cannot be retroactively permitted because the entire property is located in the floodway, where new development is prohibited (with very few exceptions per ZDO 703).

I am sending a note to Code Enforcement so that they know that there is no opportunity to abate the violation with a land use application, so the only way to abate the violation will be to remove the fence.

Here is a screenshot showing where the floodplain and floodway are located on your property and your neighbor's property. The southwestern part of your property is in the floodplain (beige hashed lines) and the northeastern part in the floodway (solid beige) whereas your neighbor's property is entirely in the floodway (with the exception of that tiny triangle on the east side of the creek).



I hope this information is helpful. Please let me know if you have any other questions. Thank you,

Taylor Campi, Senior Planner

Planning and Zoning

Clackamas County Department of Transportation and Development

150 Beavercreek Road, Oregon City, OR 97045

503-742-4512

Work Hours: M-F 8am-4:30pm

www.clackamas.us

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



January 6, 2026

Scott Gall
14025 SE Linden Lane
Milwaukie, OR 97267

SUBJECT: Violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 703.07

VIOLATION: V0047525

ZONING: Rural Residential Farm Forest (RRFF-5)
SITE ADDRESS: 15714 S. Windy City Rd., Mulino, OR 97042
LEGAL DESCRIPTION: T4S, R2E, Section 27DA, Tax Lot 00700
PRIORITY: 1

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

- Construction of a fence in the floodway

VIOLATION & HOW TO RESOLVE

Construction of a fence in the floodway

New development in the floodway is prohibited. In order to abate the violation you must complete the following no later than February 6, 2026:

- Remove the fence from the subject property and contact Clackamas County to schedule a site inspection to confirm.

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@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties

A handwritten signature in blue ink that reads "Diane Bautista". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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.

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

12809 SE 93rd Avenue
Clackamas, OR 97015

Clackamas County Official Records
Sherry Hall, County Clerk

2022-028515

05/17/2022 09:53:02 AM

D-D Cnt=1 Stn=53 TIFFANY
\$10.00 \$16.00 \$10.00 \$20.00 \$62.00

\$118.00

GRANTOR'S NAME:

Curtis H. James and Charlotte L. James

GRANTEE'S NAME:

Scott Gall

AFTER RECORDING RETURN TO:

Order No.: 45142205987-CR

Scott Gall
14025 SE Linden Lane
Milwaukie, OR 97267

SEND TAX STATEMENTS TO:

Scott Gall
14025 SE Linden Lane
Milwaukie, OR 97267

APN: 42E27DA00700, and 01037336
Map: 42E27DA/00700
15714 S Windy City Road, Mulino, OR 97042

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Curtis H. James and Charlotte L. James, Grantor, conveys and warrants to **Scott Gall**, 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:

Part of the East one-half of the East one-half of Section 27, Township 4 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at an iron pipe 2818 feet North on one-sixteen section line from the Southwest corner of the Southeast one-quarter of the Southeast one-quarter of Section 27, Township 4 South, Range 2 East, of the Willamette Meridian; thence East 165 feet to a pipe; thence South 52°00' East 251 feet to the true point of beginning; thence North 224 feet to the center of Milk Creek; thence South 52°00' East 216 feet; thence South 240 feet to an iron pipe; thence North 52°00' West to a place due South of the true point of beginning; thence North to the true point of beginning.

AND ALSO, the right to use for road purposes of the land described as follows:

Beginning at the Southwest corner of land conveyed by Deed from J. H. Darnall to Ernest G. Wiese by Deed executed the 28th day of August 1926, which point is 2675½ feet North on the one-sixteen section line from the Southwest corner of the Southeast one-quarter of the Southeast one-quarter of Section 27, Township 4 South, Range 2 East, of the Willamette Meridian; thence South 20 feet; thence Easterly and parallel with the South line of the said Ernest G. Wiese Tract and 20 feet distant therefrom to the Southerly line of the land belonging to Amanda Marion; thence Northwesterly along the Southerly line of the said Amanda Marion Tract to the Southwest corner thereof, which is the most Easterly corner of the said Ernest G. Wiese Tract; thence Westerly along the South line of the said Ernest Wiese Tract of land 350 feet to the point of beginning.

PARCEL II:

Part of the East one-half of the East one-half of Section 27, Township 4 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as:

Beginning at an iron pipe 2818 feet North on one-sixteen section line from the Southwest corner of the Southeast one-quarter of the Southeast one-quarter of Section 27, Township 4 South, Range 2 East, of the Willamette Meridian; thence East 165 feet to a pipe; thence South 52°00' East 251 feet; thence North 224 feet to the center of Milk Creek; thence South 52°00' East 216 feet to the Northeast corner of the Marion Tract described in Deed recorded July 7, 1925 in Book 181, Page 36, Deed Records, and the true place of beginning of the tract herein described; from said true place of beginning; thence Southeasterly along the Northeasterly line of the S. H. Darnall Tract described in Deed recorded April 4, 1921 in Book 163, Page 24, Deed Records, which said Northeasterly line is also the center line of Milk Creek, to a point that bears South 52° East from the Southeast corner of the above mentioned Marion Tract; thence North 52° West to said Southeast corner; thence North along the East line of said Marion Tract 240 feet to the true place of beginning.

45142205987-07
Fidelity National Title of Oregon

STATUTORY WARRANTY DEED

(continued)

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$480,000.00). (See ORS 93.030).

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS

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 Milk 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 Milk 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 Milk Creek.

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

Purpose: Road way
Recording Date: July 7, 1925
Recording No: Book 181, Page 36
Affects: The Southerly 20 feet of parcel I

State of Oregon Well Ownership Information Form

Recording Date: March 30, 2001
Recording No.: 2001-021737

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: 5/11/22

Curtis H. James
Curtis H. James

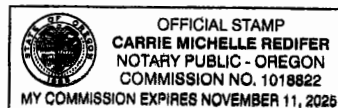
Charlotte L. James
Charlotte L. James

State of Oregon Clackamas
County of

This instrument was acknowledged before me on 5.11.22 by Curtis H. James and Charlotte L. James.

Carrie Redif
Notary Public - State of Oregon

My Commission Expires: 11.11.25









Bautista, Diane

From: ZoningInfo
Sent: Monday, February 9, 2026 4:29 PM
To: Bautista, Diane
Subject: RE: Flooding on milk creek/ illegal fence - 15714 Windy City Road

Hi Diane,

I double checked, just because. The property owner would need to proof that the other structures were onsite prior to 1978. Otherwise, they are not allowed in the floodway.

Max del Hierro, MURP Planner 1

He/Him/They

Transportation and Development

Clackamas County Planning

150 Beavercreek Road, Oregon City

Primary: 503-742-4523

Hours: Mon – Fri, 7:30 a.m. – 4 p.m.

www.clackamas.us

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

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

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

From: Bautista, Diane <DianeBau@clackamas.us>
Sent: Monday, February 9, 2026 1:28 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: FW: Flooding on milk creek/ illegal fence - 15714 Windy City Road

Good afternoon,

I heard from Taylor (below) regarding the fence but I was on site today and there are some other structures on site – 2 green structures and a chicken pen (please see attached). Do these need to be moved as well?

Thank you.

From: Campi, Taylor <TCampi@clackamas.us>
Sent: Monday, December 22, 2025 11:20 AM
To: A B <aarontbatson@gmail.com>; DTD-CodeEnforcement <CodeEnforcement@clackamas.us>; Bautista, Diane <DianeBau@clackamas.us>
Subject: RE: Flooding on milk creek/ illegal fence - 15714 Windy City Road



Citation No. 2500475-2

Case No. V0047525

ADMINISTRATIVE CITATION CORRECTED

Date Issued: February 23, 2026

Name and Address of Person(s) Cited:

Name: Scott Gall
Mailing Address: 14025 SE Linden Lane
City, State, Zip: Milwaukie, OR 97267

Date Violation(s) Confirmed: On the 9th day of February, 2026 the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 15714 S. Windy City Rd., Mulino, OR 97042

Legal Description: T4S, R2E Section27DA, Tax Lot(s) 00700

Law(s) Violated:

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 and 703.07

Description of the violation(s):

- 1) Fence constructed in the Floodplain 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: February 23, 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: _____



Citation No. 2500475

Case No. V0047525

ADMINISTRATIVE CITATION

Date Issued: February 10, 2026

Name and Address of Person(s) Cited:

Name: Scott Gall
Mailing Address: 14025 SE Linden Lane
City, State, Zip: Milwaukie, OR 97267

Date Violation(s) Confirmed: On the 9th day of February, 2026 the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 15714 S. Windy City Rd., Mulino, OR 97042

Legal Description: T4S, R2E Section27DA, Tax Lot(s) 00700

Law(s) Violated:

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 and 703.07

Description of the violation(s):

- 1) Fence constructed in the Floodplain without land use approval

Maximum Civil Penalty \$3,500.00

Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$514.00. 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: February 10, 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.

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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: _____



