

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.

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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

May 18, 2026

Richard & Patricia Welkie
24710 SW Nodaway Ln.
Wilsonville, OR 97070

Christie Burger
24710 SW Nodaway Ln.
Wilsonville, OR 97070

RE: County of Clackamas v. Richard & Patricia Welkie & Christie Burger
File: V0030323

Hearing Date: June 23, 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 Andrea Hall, Senior Code Compliance Specialist for Clackamas County at (503) 742-4467, 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. 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 Andrea Hall at AndreaHal@clackamas.us or mail your evidence to Andrea Hall 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 Andrea Hall at 503-742-4467 **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/81378548130?pwd=CniWQEu6fkZ3pCtqsf0d2vgv8TZsab.1>

Passcode: 635658

Phone one-tap:

+13462487799,,81378548130# US (Houston) +14086380968,,81378548130# US (San Jose)

Join via audio:

+1 346 248 7799 US (Houston)

+1 312 626 6799 US (Chicago)

+1 408 638 0968 US (San Jose)

+1 360 209 5623 US

+1 669 444 9171 US

+1 386 347 5053 US

+1 669 900 6833 US (San Jose)

+1 507 473 4847 US

+1 719 359 4580 US

+1 564 217 2000 US

+1 253 205 0468 US

+1 646 876 9923 US (New York)

+1 253 215 8782 US (Tacoma)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 689 278 1000 US

+1 305 224 1968 US

+1 309 205 3325 US

Webinar ID: 813 7854 8130

International numbers available: <https://clackamascounty.zoom.us/u/kjGojnSRr>

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.

RICHARD & PATRICIA WELKIE and
CHRISTIE BURGER,

Respondents.

File No: V0030323

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 24710 SW Nodaway Ln., Wilsonville, OR 97070.

2.

The Respondents own/owns or occupies the address or location of the violations of law alleged in this Complaint is 24710 SW Nodaway Ln., Wilsonville, OR 97070 also known as T3S, R1E, Section 6A, Tax Lot 421, and is located in Clackamas County, Oregon. The property is zoned Rural Residential Farm Forest – 5 Acre and is the location of violation(s) asserted by the County.

3.

On or about the 21st of October 2024 and on the 13th of May 2025 the Respondents violated the following laws, in the following ways:

- a. Respondents violated Chapter 9.02 of the Clackamas County Code as it pertains to the Clackamas County Building Code for failing to obtain permits and approved final inspections for the conversion of accessory space to habitable space.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondents in the following manner: Violation Notice October 21, 2024 and Citation and Complaint number 2300303 dated May 14, 2025 A copy of the notice document is attached to this Complaint as 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 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 Priority 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 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:

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

DATED THIS 12th day of May 2026.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

RICHARD & PATRICIA WELKIE, and

CHRISTIE BURGER,

Respondents.

File No.: V0030323

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|---------------------------------|--|
| September 12, 2023
Exhibit A | In response to information provided by a septic contractor regarding an ADU on the subject property, the Septic and Onsite Wastewater Program sent a letter indicating that there is an unpermitted septic system on the site. The owners were to obtain permits for the system by September 26, 2023. |
| September 25, 2023
Exhibit B | As no permits had been issued, a second violation notice was mailed by Septic and Onsite Wastewater staff with a seven-day deadline to apply for a site evaluation. |
| October 13, 2023
Exhibit C | Emails with Soil Scientist Robert Goodwin regarding a conversation he had with the property owners. They were not specific as to what they were going to do with the structure. |
| October 21, 2024
Exhibit D | After a review of County records revealed that building permit B0562723 opened on October 23, 2023 was not processed due to a lack of information, a violation notice was sent to the property owners with a deadline of November 25, 2024 to submit a building permit application for the conversion of the accessory building to habitable space. |
| May 14, 2025
Exhibit E | After a review of County records revealed that building permit B0562723 remained unprocessed, citation number 2300303 was issued in the amount of \$500.00 for the septic violation, the building code violations were not subject to a fine amount. The citation was mailed first class main and not returned to the County, the citation remains unpaid. |
| May 27, 2025 | The County spoke with Respondent Christie Burger by telephone, and she indicated that she had received the citation and that they were going to abate the violation by permitting the living space as an ADU. |
| May 12, 2026 | After a review of County records revealed that building permit B0562723 had not been processed, the matter was referred to the Compliance Hearings Officer. |

Due to the Respondent's lack of cooperation in taking the necessary steps to abate the violation, the length of time this violation has been open, over a year and a half and the fact that this is a priority 1 health, life, safety violation, the County is requesting a Final Order in this matter and authorization to refer the file to County Counsel for further enforcement action.

However, if the Hearings Officer finds that there are mitigating factors in this case, the County would request a Continuing Order requiring that the Respondents:

- The Respondent be ordered to bring the property into compliance with the Building Code by submitting the required septic and building permits for the conversion of the accessory building to an ADU within 45 days of the date of the Order, respond to any requests for additional information within 10 days of the date of the request and obtain approved final inspection within 45 days of the date the permits are issued.
- The County will submit a Post Hearing Status Report to the Compliance Hearings Officer and to the Respondents. The report may include the following recommendations:
- The imposition of civil penalties of \$1,000.00 to \$3,500.00 for the priority 1 Building Code violations for date cited May 14, 2025.
- Payment for Citation No. 2300303 for the septic violation dated May 14, 2025 totaling \$500.00.
- Assessment of an administrative compliance fee calculated at \$75.00 per month starting October 2024 through June 2025 subtotaling \$675.00. The County is requesting a reduction of \$525.00 in the assessed administrative compliance fee due to 7 months of inactive code enforcement activity and is seeking an administrative compliance fee subtotaling \$150.00.
- Assessment of an administrative compliance fee calculated at \$100.00 per month starting July 2025 through date of abatement or date of Final Order subtotaling \$900.00. The County is requesting a reduction of \$600.00 in the assessed administrative compliance fee due to 6 months of inactive code enforcement activity and is seeking a total administrative compliance fee of \$300.00. Total administrative fee of \$450.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings

Officer to authorize the County further enforcement action including to proceed to Circuit Court.

Wonsley, Shelby

From: sierra lilstinky.com <sierra@lilstinky.com>
Sent: Tuesday, July 25, 2023 3:04 PM
To: Wonsley, Shelby
Subject: RE: 24710 SW Nodaway Ln Application
Attachments: Nodaway Ln Main House Application.pdf

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

Hello,

Please see attached is the minor repair application for the main house on Nodaway Ln where we are replacing the tank. I will put the retroactive permitting application for the ADU in a separate email after we receive the LUCS back.

Thank You,

Sierra Clasen

Lil' Stinky Environmental Service, Inc.
Ph: (503)829-8458
Fax: (503)722-7186
www.lilstinky.com

From: Wonsley, Shelby <SWonsley@clackamas.us>
Sent: Monday, July 24, 2023 9:22 AM
To: sierra lilstinky.com <sierra@lilstinky.com>
Subject: RE: 24710 SW Nodaway Ln Application

Good morning,

There are a few issues with this permit submittal:

- If you are permitting two separate tanks you will need to apply for two permits.
- I do not see any permitting for an ADU on the property. You will need to provide an approved LUCS from Planning & Zoning for an ADU and also supply the building permit number.
- Is the ADU connected to the primary dwelling's septic system? If so, an Authorization Notice will be required. If the ADU is connected to an unpermitted drainfield then that will also need to be addressed.

Let me know how you would like to proceed with this project.

Sincerely,

Shelby Wonsley | Permit Technician

Clackamas County – Transportation & Development
Septic and Onsite Wastewater Program

swonsley@clackamas.us

150 S Beaver Creek Rd
Oregon City, OR 97045

Were you happy with the service you received today?



CLICK A SMILEY

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

From: sierra [lilstinky.com](mailto:sierra@lilstinky.com) <sierra@lilstinky.com>

Sent: Friday, July 21, 2023 1:15 PM

To: SoilsConcern <SoilsConcern@clackamas.us>

Subject: 24710 SW Nodaway Ln Application

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

Hello,

Please see attached is the application for minor repair *and* retroactive permitting on 24710 SW Nodaway Ln.

Thank You,

Sierra Clasen

Lil' Stinky Environmental Service, Inc.

Ph: (503)829-8458

Fax: (503)722-7186

www.lilstinky.com



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

September 12, 2023

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY

SUBJECT: Onsite Wastewater Violation

SITE: Township 3S Range 1E Section 06A Tax Lot 00421
24710 SW Nodaway Ln, Wilsonville, OR 97070

To whom it may concern:

Clackamas County Septic Onsite Wastewater staff have confirmed the sewage treatment system serving the above site is currently in violation of Oregon State Rule and Clackamas County Code.

Insufficiently treated wastewater is a threat to public health. Improper wastewater management is a violation of Oregon Administrative Rule 340-071-130 and Clackamas County Code 9.02.040 (J)

340-071-0130

General Standards, Prohibitions and Requirements

(15) Permit requirements:

(a) A person may not cause or allow construction, alteration, or repair of a system or any part thereof without a WPCF permit issued under OAR 340-071-0162 or a construction-installation, alteration, or repair permit under OAR 340-071-0160, 340-071-0210, and 340-071-0215 except for emergency repairs authorized under OAR 340-071-0215(1) and (2)

It has come to this office's attention that an accessory dwelling unit (ADU) is located on the property, and is served by a septic tank that was installed without permits. An application for a minor repair to replace this tank was received by this office on July 24, 2023, suggesting that the tank is leaking or otherwise defective. It is not known whether the tank is connected to the existing septic system serving the dwelling or has a separate drainfield (no permits for such a drainfield exist).

For compliance, the following corrective actions are required:

- 1) Obtain a Land Use Compatibility Statement (LUCS) for the ADU. Contact zoninginfo@clackamas.us
- 2) If the ADU is connected to the dwelling's existing septic system, apply for an authorization notice. If the ADU is connected to an unpermitted drainfield, a site evaluation will be required, followed by a construction permit.

If permits cannot be obtained for the system, it will be required to be decommissioned with documentation submitted to this office. **A complete application must be submitted to this office by September 26, 2023, otherwise this violation will be referred to Clackamas County Code Enforcement.**

Information on the different septic application can be found at www.clackamas.us/septic. Please call me at 503-502-8163 if you have questions or concerns. Health and safety is our highest priority.

Sincerely,



Robert Goodwin
Soil Scientist

It is important that you contact the Septic and Onsite Wastewater Systems Program to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer for legal.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties of up to \$3500 for *each day* of noncompliance. Fine amounts and civil penalties are assessed for each cited violation and may be assessed separately against each named party. In addition, the Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

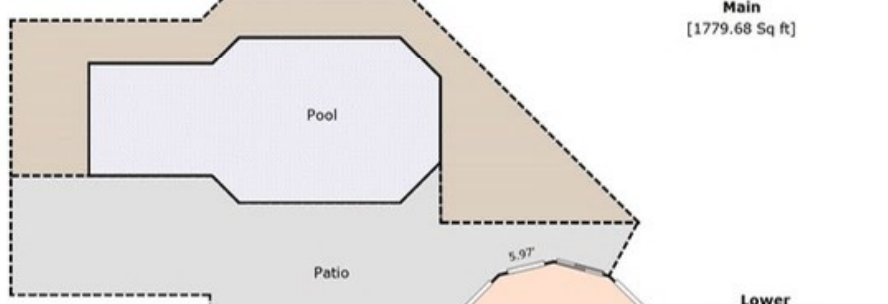
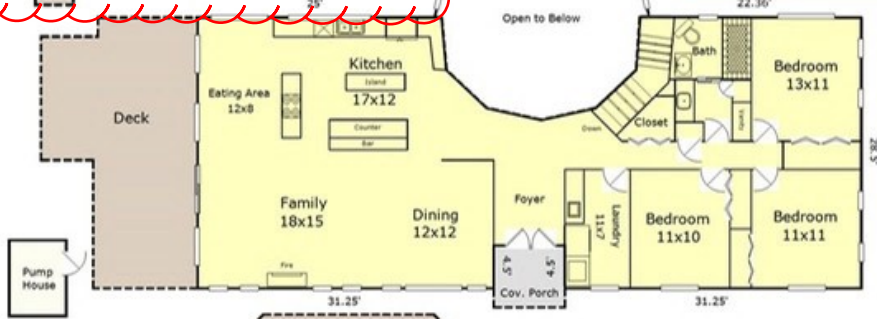
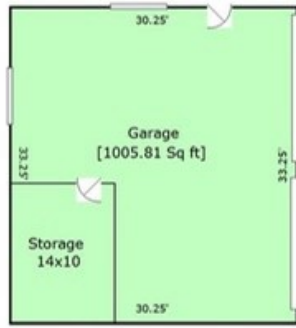
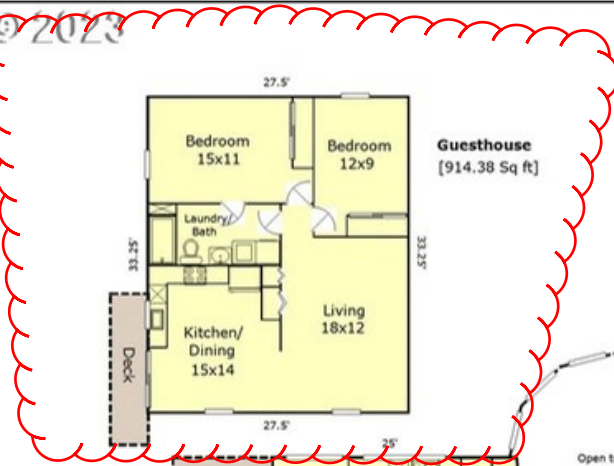
Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may waive all or part of the \$75 per month administrative fee.

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.

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 and may result in additional penalties or other sanctions.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

© 2023



Main + Lower + Guesthouse = 4,844 Sq ft

Sketch Prepared for Named Client Only
Measured on 04/17/23
The owner and the user assume all responsibility for the accuracy and use of the information provided for each individual's intended use. The user is responsible for the accuracy of the information provided for each individual's intended use. The user is responsible for the accuracy of the information provided for each individual's intended use. The user is responsible for the accuracy of the information provided for each individual's intended use.



\$1,395,000 4 bd | 3 ba | 3,929 sqft

24710 SW Nodaway Ln, Wilsonville, OR 97070

 [Get a personalized payment estimate](#)

[Contact agent](#)

[Overview](#) [Facts and features](#) [Price and tax history](#) [Month](#) >

MASSIVE WINDOWS

 **This home has a pending offer.**

If you are looking for a private oasis with a country feel but minutes to shops, excellent schools, I-5, and 205, then look no further. Set on 2.33 acres in the coveted Stafford area, this charming Northwest Contemporary home has it all- Stunning Vista Views, towering Doug firs, mature landscaping, and a fully fenced yard that's perfect for gardening, entertaining, and relaxing. As you step inside the front door you are greeted with massive windows and a lovely pine ceiling in the two story great room. This 4- bedroom, 3- bath home has plenty of space for everyone, and the open layout provides options galore for living, working, and playing. You can gather in the large, inviting kitchen that opens to dining and sitting areas, then step outside to enjoy the view from the upper deck. Or hang out in the lower-level game room to watch TV or play pool by the wet bar. And on lazy, summer days enjoy a dip in the full-sized, in-ground swimming pool or lounge on the expansive lower deck. The home is newly painted inside and out. The property also boasts a space above three car garage-a guest house with 2 bedrooms and bath. Don't pass up this opportunity to own a piece of paradise!

Exhibit A 6 of 10

[Hide](#)



Property Account Summary  Barcode

mTaxesBeingCalculatedMessage

Account Number	00755873	Property Address	24710 SW NODAWAY LN , WILSONVILLE, OR 97070
-----------------------	----------	-------------------------	---

General Information

Alternate Property #	31E06A 00421
Property Description	1410 NODAWAY COUNTY PT LT 6
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	003-005
Remarks	

Tax Rate

Description	Rate
Total Rate	16.614

Property Characteristics

Neighborhood	15771: West Linn/Wilsonville rural 100, 101
Land Class Category	101: Residential land improved
Building Class Category	15: Single family res, class 5
Year Built	1978
Change property ratio	1XX

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	WELKIE RICHARD & PATRICIA	24710 SW NODAWAY LN, WILSONVILLE, OR 97070
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	WELKIE RICHARD & PATRICIA	24710 SW NODAWAY LN, WILSONVILLE, OR 97070
Owner	100	BURGER CHRISTIE	24710 SW NODAWAY LN, WILSONVILLE, OR 97070
Mortgage Company	100	CENTRAL LOAN ADMINISTRATION	PO BOX 77405, EWING, NJ 08628

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$757,996	\$735,919	\$714,485	\$693,675	\$673,471
Exempt					
TVR Total	\$757,996	\$735,919	\$714,485	\$693,675	\$673,471
Real Mkt Land	\$640,389	\$543,504	\$517,510	\$503,331	\$489,153
Real Mkt Bldg	\$559,700	\$481,180	\$458,370	\$449,510	\$401,730
Real Mkt Total	\$1,200,089	\$1,024,684	\$975,880	\$952,841	\$890,883
M5 Mkt Land	\$640,389	\$543,504	\$517,510	\$503,331	\$489,153
M5 Mkt Bldg	\$559,700	\$481,180	\$458,370	\$449,510	\$401,730
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$757,996	\$735,919	\$714,485	\$693,675	\$673,471
Mkt Exception					
AV Exception					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks
07/28/2023	08/03/2023 09:03:00	Taxpayer Changed	Property Transfer Filing No.: 431198 07/28/2023 by BCROWE
07/28/2023	08/03/2023 09:03:00	Recording Processed	Property Transfer Filing No.: 431198, Warranty Deed, Recording No.: 2023-027001 07/28/2023 by BCROWE
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Warranty Deed: 96-47623, 6/1/96, \$ 410000

The Tax Calculator is offline for annual Tax Certification until October 11th

No Charges are currently due. If you believe this is incorrect, please contact the Assessor's Office.

Total Due only includes the current 2022 taxes. Please select View Detailed Statement for a full payoff.

Receipts					
Date	Receipt No.	Amount Applied to Parcel	Total Amount Due	Receipt Total	Change
11/10/2022 00:00:00	5265222	\$12,593.35	\$12,593.35	\$12,215.55	\$0.00
11/08/2021 00:00:00	5079435	\$11,660.89	\$11,660.89	\$11,311.06	\$0.00
11/12/2020 00:00:00	4881344	\$11,703.87	\$11,703.87	\$11,352.75	\$0.00
11/15/2019 00:00:00	4711004	\$11,100.31	\$11,100.31	\$10,767.30	\$0.00
11/13/2018 00:00:00	4513119	\$10,527.92	\$10,527.92	\$10,212.08	\$0.00

Sales History								
Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Grantee(Buyer)	Other Parcels
07/18/2023	08/03/2023	07/28/2023	2023-027001	\$1,375,000.00	431198		WELKIE RICHARD & PATRICIA	No

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
3920	0 X 0	1978	52	1.0	4	2	0



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

September 25, 2023

V0027823

IMPORTANT DOCUMENT – PLEASE READ CAREFULLY

SUBJECT: Onsite Wastewater Violation

SITE: Township 5S Range 1E Section 01 Tax Lot 00200
11748 S Barndards Rd, Molalla, OR 97038

To whom it may concern:

Clackamas County Septic and Onsite Wastewater staff have confirmed the sewage treatment system serving the above site is currently in violation of Oregon State Rule and Clackamas County Code.

Insufficiently treated wastewater is a threat to public health. Improper wastewater management is a violation of Oregon Administrative Rule 340-071-130 and Clackamas County Code 9.02.040 (J)

340-071-0130

General Standards, Prohibitions and Requirements

(3) Prohibited discharges of wastewater: A person may not discharge untreated or partially treated wastewater or septic tank effluent directly or indirectly onto the ground surface or into public waters. Such discharge constitutes a public health hazard and is prohibited.

Clackamas County Septic and Onsite Wastewater Staff received a credible report of sewage discharging to the ground surface at the subject property.

For compliance, the following corrective actions are required:

- 1) Cease discharging sewage to the ground surface; plugging the outlet of the septic tank and utilizing it as a temporary holding tank if necessary.
- 2) Obtain a major repair permit to bring the system into compliance with OAR 340-071. A site evaluation will be required prior to the issuance of a major repair permit; instructions on how to apply for a site evaluation are enclosed.

Failure to complete item 1 and apply for a site evaluation within 7 calendar days of this letter will result in enforcement action.

Please call me at 503-502-8163 if you have questions or concerns. Health and safety is our highest priority.

Sincerely,

Robert Goodwin, REHS
Soil Scientist

Enclosures:

Site evaluation guide
Development Direct Flyer

phone: 503-742-4740

fax: 503-742-4550

www.clackamas.us/septic

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer for legal.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties of up to \$3500 for *each day* of noncompliance. Fine amounts and civil penalties are assessed for each cited violation and may be assessed separately against each named party. In addition, the Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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 waive all or part of the \$75 per month administrative fee.

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.

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 and may result in additional penalties or other sanctions.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



DEVELOPMENT DIRECT

SEPTIC is joining Development Direct Oct. 4, 2023

All SEPTIC projects and permitting is joining **Development Direct**,
Clackamas County's online permitting system!

With Development Direct, you can do all permitting online, including:

- **Complete and submit applications** for Building, Electrical, Mechanical, Plumbing, Site Development, Right of Way and Utility permits – **and septic projects, as of Oct. 4**
- Have **staff review** and approve your plans and documents – **including septic projects**
- **Pay fees and manage your projects** – **including septic** -- from start to finish
- **24/7 access** to information about your **septic** project status and any plan corrections

To add **Septic**, we will need to pause our routine work on the following days:

- **4 pm, Thursday, Sept 28 to 8:00 am, Wednesday, Oct. 4:** no septic projects or permits accepted; inspections and site visits continue

To learn more:

- **Visit our website:** www.clackamas.us/development-direct
- **Attend our free, online webinar 8-9:30 a.m., Tuesday, Oct. 3:** Please visit <https://www.clackamas.us/septic> for additional information

Still have questions?

- **Call:** 503-742-4740
- **Email:** soilsconcern@clackamas.us
- **Stop by our public service counter** on the second floor of the Development Services Building, 150 Beaver Creek Road, Oregon City: Mon–Thurs, 8 a.m. to 4 p.m.



DEVELOPMENT DIRECT



Clackamas County Septic and Onsite Wastewater Systems Soil Site Evaluation

A soil and site evaluation determines if a septic system can be approved on a lot. The evaluation considers all options including standard, pressure distribution, ATT, and sand filter systems. The minimal system allowed by the OAR 340-071 regulations for the site and soil conditions will be prescribed. If the minimum DEQ rules cannot be met a denial notice will be sent to you providing details of the denial and possible options/solutions. If approval is granted a separate septic installation permit may be applied for by the property owner.

Site Criteria

The suitability of a site for a septic system is largely determined by the type and depth of soil and the depth to the water table. Other factors include the size of the property, the slope, location of the system relative to streams, wells, cuts and fills, and whether sewer service is legally and physically available.

Application Process

The following must be submitted to the Septic and Onsite Wastewater Systems department at the time of application:

1. Application form filled out completely and signed by the property owner (or a completed and signed authorizing agent form). Multiple lots will require an application for each lot.
2. A plot plan filled out completely as per the minimum requirements (see plot plan sample).
3. **Fee is \$735.00 plus \$100.00 DEQ surcharge** for each lot.

To ensure the quickest and most accurate possible analysis of your site please pay special attention to the following guidelines. Sites that do not adhere to the following risk denial or an extended review time.

Test Pits

1. **Test pits must be dug at the time of application.** If test pits are not dug at the time of inspection, a re-inspection fee may apply and your site evaluation will be rescheduled for a later date.
2. Clackamas County recommends four test pits for a new lot site evaluation (two in the proposed primary area and two in the proposed replacement area). A minimum of two test pits are required by the OAR 340-071 regulations for all site evaluations. A maximum of six test pits will be evaluated per application.
3. Test pits must be dug per Test Pit Preparation guide on back of this page. For fine textured soils (Silt, Clay) the stepped entrance is required during the wet months (usually October through June). Clackamas County recommends all test pits be dug to 6 feet deep unless a restriction prevents it.
4. The "spoils" pile MUST be kept at least two feet away from the edge of the test pit.
5. Test pits should be spaced 75' to 100' apart in the area where you intend to locate the original and replacement drainfields.
6. Test pits should be located on the driest part of the property and should not be located within any of the setbacks. (see setback list)

Site Preparation

1. If the test pits are not easy to find, mark a trail to them in the field
2. Test pits should be labeled with a stake and bright colored tape.
3. Identify the property corners on site using clearly marked stakes or similar means.
4. Post yellow permit card at the public end of your driveway or access road.
5. Provide any lock combinations or key locations for locked gates with your application

Notification

The owner will be notified by mail. Site evaluations are scheduled based on when they are received. Unfortunately it is not possible to schedule on-site visits but we can call prior to our visit if requested. Please call the Septic desk at 503-742-4740 or email Soilsconcern@Clackamas.us for additional questions.



State of Oregon
Department of
Environmental
Quality

Water Quality
Onsite Program
811 SW 6th Avenue
Portland, OR 97204
Phone: (503) 229-5696
(800) 452-4011
Fax: (503) 229-5850
www.deq.state.or.us

Test Pit Preparation for Onsite Sewage Evaluations

When do you need a "Test Pit?"

When you apply for a permit to construct an onsite sewage disposal system, a DEQ or County inspector will have to visit the proposed construction site. A *test pit* allows the inspector to test and examine the soil and soil layers and will help determine if it is appropriate to proceed with construction. This process is often referred to as a "site evaluation."

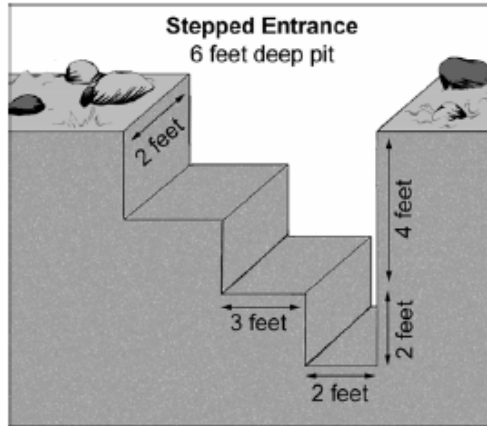
Preparing the test pit

To provide for pit stabilization and safe access, standard test pits for site evaluations must be prepared in the following manner:

- The bottom of the pit shall be at least 2 feet wide and 4 feet long.
- The depth shall be at least 4.5 feet and shall not exceed 5 feet.
- In some instances, pits need only be excavated to the layer of hard rock or to the water table if that layer is less than 5 feet.

6 -Foot test pits

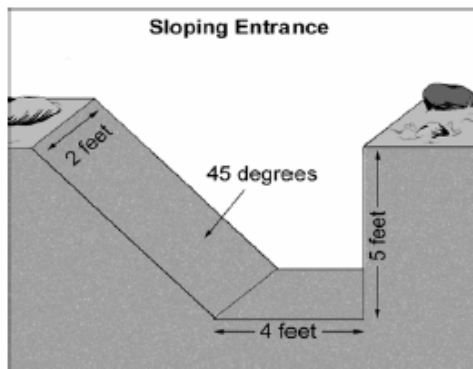
At the *request of the inspector*, test pits may need to be excavated to a depth of 6 feet as shown in the figure below:



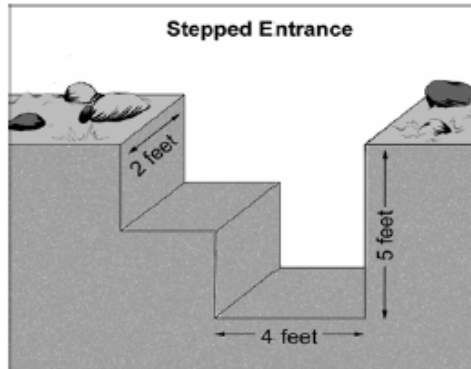
The entrance to a 6-foot test pit may be sloped or stepped as soil conditions warrant.

Providing Access to the Standard Test Pits:

For easy access, one end of the test pit shall be either:



Sloped at approximately 45 degrees or less if the soils are dry or loose.



Stepped when soils are wet.

All spoils need to be a minimum of 2 feet from the pit edge.

Learn more about Oregon's Onsite Sewage Treatment and Disposal Program and locate a local onsite representative. Contact DEQ or visit DEQ's Onsite web page at:

<http://www.deq.state.or.us/wq/onsite/onsite.htm>

Last Updated: 10-29-02
By: Bobbi Koch



ONSITE WASTEWATER PROGRAM APPLICATION

APPLICATION TYPE

- SITE EVALUATION FOR:** New Development Existing System Repair / Alteration Partition into _____ Lots
- CONSTRUCTION PERMIT FOR:** New Septic System Repair / Replace Alteration to Existing System
- AUTHORIZATION NOTICE:** Change in Use Temporary Hardship Reconnect to Existing Increase in Flow
- EXISTING SYSTEM REVIEW** **REINSTATE / RENEWAL** **TRANSFER OF OWNERSHIP**

SITE INFORMATION

Property Owner: _____

Address: _____

Property Owner Email Address: _____

Parcel / Tax Map: _____

Water Source: Private Well Shared Well Public Other _____ Acres: _____

Type of Structure: Residential Commercial Accessory Building Manufactured Home Other _____

Septic Records Number: _____ Building Permit #: _____ Planning Approval: _____

INSTALLER INFORMATION

Home Owner Install: Yes No (If yes, then continue to next section)

Licensed Installer: _____ Telephone: (_____) _____ - _____

DEQ License #: _____ Expiration Date: _____ / _____ / _____

Maintenance Provider: _____ Certificate #: _____

Installer Email Address: _____

PROJECT DESCRIPTION

Current Number of Bedrooms: _____ **OR** Gallons per day: _____ Proposed Number of Bedrooms: _____ **OR** Gallons per day: _____

Description of Work: _____

APPLICANT

Applicant Name: _____ Telephone: (_____) _____ - _____

Mailing Address: _____

Email Address: _____

By signing below I certify that: This application is complete and all information provided is accurate to the best of my knowledge (incomplete application may delay your project). Only the property owner or a Department of Environmental Quality (DEQ) licensed installer will perform work on the on-site sewage treatment system or any part thereof. I grant the DEQ or its agent's permission to enter the property and gather information or samples as required for the sole purpose of this application and the approval of, and compliance with, any permit issued by this application. See additional conditions on back.

Owner or Authorized Representative Signature: _____ Date: ____/____/____

Rules, Approved Material Listing, and Database of Licensed Installers can be accessed at:

<http://www.deq.state.or.us/wq/onsite/onsite.htm> or

Permit information can be obtained at <http://www.clackamas.us/wes/septic.html>

General Conditions and Requirements for All Permits

Onsite Construction – Installation Permits are valid for one year from the date of issuance. Renewal or reinstatement of a permit may be granted to the original permittee if an application for permit renewal or reinstatement is filed within one year after the original permit expiration date. The renewal or reinstatement will be issued an expiration date one year after the previous date of expiration. Transfer of a permit from the original permittee to another person may be granted if an application for a permit transfer is filed prior to the original permit expiration date and no other changes to the permit are necessary. **Note: The fee for renewal, reinstatement, or transfer of a permit is less than that for a new permit.**

ALL WORK IS TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340, DIVISIONS 71 & 73. WORK MUST BE DONE BY THE OWNER OR BY LICENSED SEWAGE TREATMENT SERVICE BUSINESS. MAKE NO CHANGES IN THE SYSTEM LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL FROM THE PERMIT ISSUING AGENT.

Installation requirements: The drainfield is to be installed in undisturbed native soil. There are to be no alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems unless otherwise authorized by the agent. System installation is not to occur when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage treatment at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160.

Inspection Requirements: The system installer and/or the permit holder must notify the permitting Agent when the construction, alteration, or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). For Pressurized Distribution, Sand Filters, Recirculating Gravel Filters, Alternative Treatment Technologies, and Capping Fill systems several inspections are required during the construction process (see inspection requirements specific to each system installation). The permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of the completed **Final Inspection Request and Notice** forms (As-built, materials list, applicable Certificate of Decommissioning) by the permitting agent establishes the official notice date of your request for the pre-cover inspection. The received copies must be legible and acceptable or will otherwise not be considered complete. Please complete all sections 1-4 on the form and return it to the office that issued the permit. Forms determined to be incomplete will be returned.

System Backfill Requirements: The system is to be backfilled or covered only after the permitting agent has approved the construction installation, the inspection has been waived, or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law where the inspection has not been conducted within 7 days of notification of completed installation. Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.

Initial and Replacement Areas – Protection: The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, livestock grazing, or other soil modifications [see OAR 340-071-0220 (1) h].

Credit for denied Authorization Notice: If an Authorization Notice is denied and a repair permit is applied for within 120 days of the denial, we will apply a portion of the Authorization Notice fees toward the cost of the repair permit, regardless of the applicant.

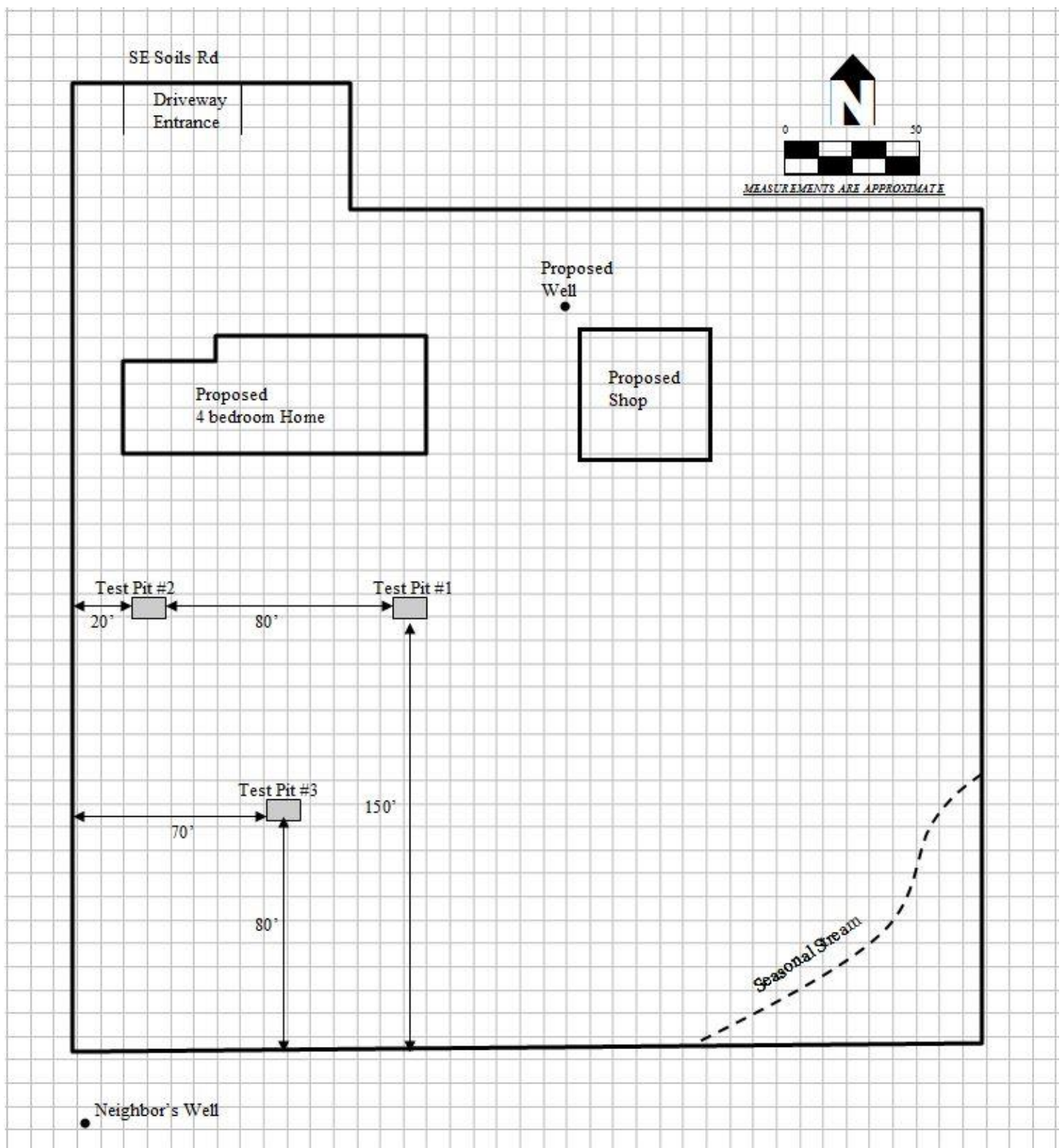
Clackamas County Septic and Onsite Wastewater Systems SOIL EVALUATION PLOT PLAN REQUIREMENTS

As part of your application for a soil evaluation, you must submit a plot plan with your test pit locations. This plan **must show all of the items listed below**. You may use the reverse side of this form for your plan.

ITEMS THAT MUST BE ON THE PLOT PLAN:

1. Applicant's name and address.
2. Legal description of the property (Township, Range, Section and Tax Lot).
3. North Arrow and Scale.
4. Driveway (existing or proposed) location.
5. All relevant structures (existing or proposed) including dwellings and outbuildings.
6. Location of any existing or proposed wells within 200' of the septic system.
7. Position of all creeks, streams, ponds, springs, or other drainage ways.
8. Location of the test pits (minimum of 2 and maximum of 6) with measured distances to two perpendicular lot lines.
9. Property lines must be accurately and clearly marked in the field

INCOMPLETE PLOT PLANS WILL NOT BE RECEIVED OR PROCESSED.



SOIL EVALUATION PLOT PLAN

Applicant _____

Township _____ Range _____ Section _____ Tax Lot _____

Address _____

A large grid for soil evaluation plot plan, consisting of 20 columns and 30 rows of small squares.



CLACKAMAS COUNTY
NOTICE AUTHORIZING REPRESENTATIVE



I, _____, have authorized
(Property Owner/Print Name)

_____ to act as my
(Authorized Representative/ Print Name)

agent in performing the activities necessary to obtain site evaluations, permits, and other onsite
wastewater treatment program services provided by Clackamas County, an agent of the
Department of Environmental Quality, on the property described below in accordance with OAR
chapter 340, division 071. I agree that any costs not satisfied by the Authorized Representative are
my responsibility. I further agree that I, and not my agent, must initiate any request for a refund of
service fees, and any applicable refund will be issued to the original payor.

PROPERTY IDENTIFICATION:

Property Address _____

Township: _____ Range: _____ Section: _____ Tax Lot #(s): _____

Township: _____ Range: _____ Section: _____ Tax Lot #(s): _____

PROPERTY OWNER:

Printed Name: _____

Signature: _____ Date: ___/___/___

Mailing Address: _____ Phone: _____

City, State, Zip: _____ Fax: _____

Email Address: _____

AUTHORIZED REPRESENTATIVE:

Printed Name: _____

Signature: _____ Date: ___/___/___

Mailing Address: _____ Phone: _____

City, State, Zip: _____ Fax: _____

Email Address: _____

TABLE 1
OAR 340-071-0220
MINIMUM SEPARATION DISTANCES

Items Requiring Setback	From Subsurface Absorption Area Including Replacement Area	From Septic Tank and Other Treatment Units, Effluent Sewer and Distribution Units
1. Groundwater Supplies and Wells.	*100'	50'
2. Springs: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	50' 100'	50' 50'
**3. Surface Public Waters: <ul style="list-style-type: none"> • Year round. • Seasonal. 	100' 50'	50' 50'
4. Intermittent Streams: <ul style="list-style-type: none"> • Piped (watertight not less than 20' from any part of the onsite system). • Unpiped. 	20' 50'	20' 50'
5. Groundwater Interceptors: <ul style="list-style-type: none"> • On a slope of 3% or less. • On a slope greater than 3%: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	20' 10' 50'	10' 5' 10'
6. Irrigation Canals: <ul style="list-style-type: none"> • Lined (watertight canal). • Unlined: <ul style="list-style-type: none"> • Upgradient. • Downgradient. 	25' 25' 50'	25' 25' 50'
7. Manmade Cuts Down Gradient in Excess of 30 Inches (top of downslope cut): <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth Within 48 Inches of Surface. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	25' 10'
8. Downgradient Escarpments: <ul style="list-style-type: none"> • Which Intersect Layers that Limit Effective Soil Depth. • Which Do Not Intersect Layers that Limit Effective Soil Depth. 	50' 25'	10' 10'
9. Property Lines.	10'	5'
10. Water Lines.	10'	10'
11. Foundation Lines of any Building, Including Garages and Out Buildings.	10'	5'
12. Underground Utilities.	10'	—
* 50-foot setback for wells constructed with special standards granted by WRD.		
**This does not prevent stream crossings of pressure effluent sewers.		

**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
CREDIT CARD AUTHORIZATION FACSIMILE SHEET**



**Onsite Wastewater Systems
Program**

Phone: 503.742.4740

Fax: **503.742.4550**

Email: soilsconcern@clackamas.us

From:

Date:

Phone:

Fax:

Number of Pages (Including Cover):

PLEASE TYPE OR PRINT LEGIBLY.

NAME AS IT APPEARS ON CARD:

CONTACT PHONE #:

CONTACT EMAIL:

CREDIT CARD NUMBER*:

CARD EXPIRATION DATE:

3-DIGIT SECURITY CODE* (CVVS | CVC2 | CID -- See reverse side of credit card):

BILLING ADDRESS*:

STATE:

ZIP CODE*:

AUTHORIZED SIGNATURE:

DATE:

I authorize Clackamas County to charge the credit card indicated above for the permits I am applying for. I certify that I am an authorized user of this credit card and that I will not dispute the payment with my credit card company, so long as the transaction corresponds to the terms indicated on my request. I understand that Clackamas County's vendor charges a non-refundable service fee for the use of a credit/debit card and authorize the additional charge to my account.

ADDRESS OF WORK PERMITTED:

STATE:

ZIP CODE:

AFTER REMOVING SECURE DATA*, THIS DOCUMENT WILL BE STORED FOR 60-DAYS AFTER PROCESSING CARD.

Address:

CLACKAMAS COUNTY SEPTIC & ONSITE WASTEWATER SYSTEMS PROGRAM

150 Beaver Creek Road

Oregon City, OR 97045

Telephone Number: 503-742-4740

Hours:

Regular Business Hours:

Monday thru Friday

8:00 a.m. - 3:00 p.m.

From: [Goodwin, Robert](#)
To: [Hall, Andrea](#)
Subject: RE: 24710 SW Nodaway LN
Date: Friday, October 13, 2023 8:41:46 AM
Attachments: [image001.jpg](#)
[image002.png](#)

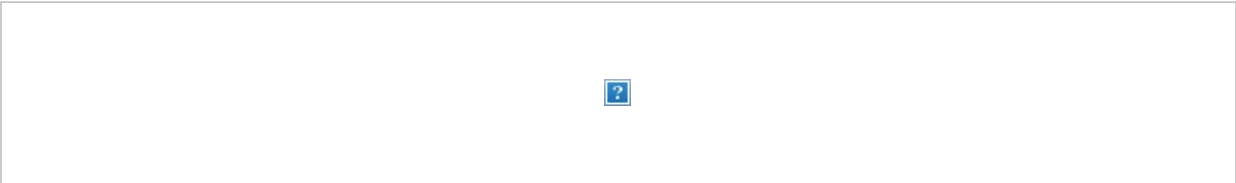
Got it, thanks. They purchased the property sometime in the past two months, the structure was already habitable at that point.

Robert Goodwin, REHS

He, Him, His
Soil Scientist
Clackamas County – Transportation & Development
Onsite Wastewater Program
150 S Beaver Creek Rd, Oregon City, OR 97045
My working hours are M-F 8:00a – 4:30p
RGoodwin@clackamas.us
Cell 503-502-8163
www.clackamas.us/septic



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



From: Hall, Andrea <Andreahal@clackamas.us>
Sent: Friday, October 13, 2023 8:34 AM
To: Goodwin, Robert <RGoodwin@clackamas.us>
Subject: RE: 24710 SW Nodaway LN

The kitchen does make it an ADU, unfortunately, they are outside of the UGB so it will not be allowed. They could have a guesthouse if they want. Did you get the impression that the structure was already habitable space or they did the work to convert it?

From: Goodwin, Robert <RGoodwin@clackamas.us>
Sent: Friday, October 13, 2023 8:30 AM
To: Hall, Andrea <Andreahal@clackamas.us>
Subject: RE: 24710 SW Nodaway LN

Hi Andrea,

When I spoke with the owner about the violation we did not really get into specifics as to whether it was an ADU or a guest house. They told me they bought the property with the intent to have someone live in the structure full time and claimed to be under the impression that there was no problem with that. The septic contractor who was trying to apply for the permit called it an ADU and we also have a floorplan (looks like an ADU but I am not an expert on that), please see attached.

Thanks,

Robert Goodwin, REHS

He, Him, His
Soil Scientist
Clackamas County – Transportation & Development
Onsite Wastewater Program
150 S Beaver Creek Rd, Oregon City, OR 97045
My working hours are M-F 8:00a – 4:30p
RGoodwin@clackamas.us
Cell 503-502-8163
www.clackamas.us/septic



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From: Hall, Andrea <Andreahal@clackamas.us>
Sent: Friday, October 13, 2023 8:13 AM
To: Goodwin, Robert <RGoodwin@clackamas.us>
Subject: 24710 SW Nodaway LN

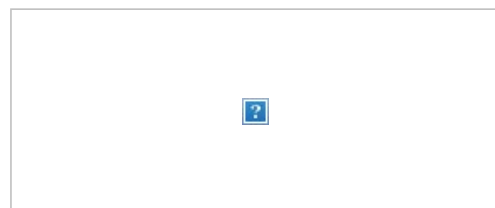
Hi Robert,

I am working on the violation at 24710 SW Nodaway Ln. When you talked with someone regarding a LUCS, did they confirm it was an ADU?

Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beaver Creek Rd.
Oregon City, OR 97045
503-742-4467
Monday – Friday 8am to 4:30pm
Lobby hours 8:00 a.m. until 4:00 p.m. Monday, Tuesday and Thursday

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



October 21, 2024

Richard & Patricia Welkie
Christie Burger
27410 SW Nodaway Ln.
Wilsonville, OR 97070

Subject: Violation of the Clackamas County Code V0030323

Site Address: 24710 SW Nodaway Ln., Wilsonville, OR 97070
Legal Description: T3S, R1E, Section 6A, Tax Lot 421

It has come to the attention of the Clackamas County Code Enforcement Section that an accessory building on the above referenced property has been converted to habitable space without land use approval, building permits and inspections and is illegally connected to a septic system. This constitutes a violation of Section 316.03 of the Clackamas County Zoning and Development Ordinance and Chapter 9.02.040(C)(D)(E)(K) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violation, please check with the Clackamas County Planning Department to determine what use would be allowed then submit a building permit application for the conversion of the accessory building to habitable space, technically complete plans and appropriate fees to the Clackamas County Building Codes Division no later than **November 25, 2024**. Requests for additional information must be responded to within 10 days from the date of the request. The permit must have the fees paid in full within ten days of being notified the permit is ready. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued

If you have any questions concerning the building permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at bldservice@clackamas.us or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email andreaahal@clackamas.us .

Thank you for your prompt attention to this matter.



Andrea Hall
Clackamas County
Code Enforcement Section

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 Beaver Creek 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.



Citation No. 2300303

Case No. V0030323

ADMINISTRATIVE CITATION

Date Issued: May 14, 2025

Name and Address of Person(s) Cited:

Name: Richard & Patricia Welkie
Christie Burger
Mailing Address: 24710 SW Nodaway Ln.
City, State, Zip: Wilsonville, OR 97070

Date Violation(s) Confirmed: On the 13th day of May, 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): 24710 SW Nodaway Ln., Wilsonville, OR 97070

Legal Description: T3S, R1E Section6A, Tax Lot(s) 421

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)(K)

Description of the violation(s):

- 1) Persons cited failed to obtain permits and approved final inspections for habitable space constructed over the three-car garage on the subject property.

Maximum Civil Penalty \$1000.00 Fine Not subject to fine

- 2) Persons cited failed to obtain a permit and approved final inspection for an illegal septic system serving the three car garage and to obtain and approved final inspection for the repair of the septic system serving the single family dwelling on the subject property.

Maximum Civil Penalty \$3500.00 Fine \$500.00

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: Andrea Hall
Telephone No.: 503-742-4467

Date: May 14, 2025
Department Initiating Enforcement Action: Code Enforcement

