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

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

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

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

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

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua **DTDcompliance@clackamas.us** | **503-742-4400.**

Clackamas County
www.clackamas.us

CLACKAMAS COUNTY

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

NOTICE OF HEARING

November 23, 2026

Igor A Zavalin
18330 SE Pine St. #1
Portland, OR 97233

RE: County of Clackamas v. Igor A Zavalin
File: V0036517

Hearing Date: December 15, 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 Andrea Hall, 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.

CLACKAMAS COUNTY

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

You must have access to the internet or telephone to use the Zoom platform. The link is provided on the next page. Once you have joined the meeting, you will be prompted to **JOIN AS PANELIST**. Please accept the request to **JOIN AS PANELIST**.

If you would like to present evidence at the hearing, please email Andrea Hall at AndreaHal@Clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Code Enforcement
Attn: Andrea Hall
150 Beavercreek Rd.
Oregon City, OR 97045

Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for your reference.

If you are unable to participate in the hearing through the Zoom platform, please contact Andrea Hall at 503-742-4467 **within 3 calendar days of the receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search "How to use Zoom" prior to the hearing date. There are many interactive guides available.

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

Zoom Information:

Join from PC, Mac, iPad, or Android:

https://clackamascounty.zoom.us/j/82828628707?pwd=qU5pKbwJmakEPUTK40wxPQjK19f4jD.1

Passcode: 930433

+19712471195,,82828628707# US (Portland) 14086380968,,82828628707# US +(San Jose)

Join via Audio:

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

Webinar ID: 828 2862 8707

International number available: https://clackamascounty.zoom.us/u/k6lDXl6id

Department of Transportation and Development

Non-Discrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information, please visit: www.clackamas.us/transportation/nondiscrimination

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination

欢迎！Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination

CHÀO MỪNG! Vietnamese

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

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS, Petitioner, v. IGOR A ZAVALIN, Respondent.	File No: V0036517 COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Igor A Zavalin's mailing address is: 18330 SE Pine St. Apt. 1, Portland, OR 97233.

2.

The Respondent owns or occupies the address or location of the violation(s) of law alleged in this Complaint 31959 S Hwy 213, Molalla, OR 97038, also known as T5S, R2E, Section 07 , Tax Lot 3100, and is located in Clackamas County, Oregon. The property is zoned Exclusive Farm Use (EFU) and is the location of violation(s) asserted by the County.

3.

On or about the 11th day of September, 2017 and the 22nd day of August 2022 the Respondent violated the following laws, in the following ways:

a. Chapter 9.02 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

The Respondent constructed a building without building permits and approved final inspections or a complete agricultural exemption. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondent in the following manner: violation notice dated September 11, 2017, and Citation and Complaint #1700365 dated August 22, 2022. A copy of the notice documents are attached to this Complaint as Exhibits B & 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 violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the Priority 1 violation being $750.00 to $1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expenses 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 14th day of September 2026.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS, Petitioner, IGOR ZAVALIN, Respondent.	File No.: V0036517 STATEMENT OF PROOF

History of Events and Exhibits:

June 19, 2017	A complaint was filed with the County alleging the construction of two buildings on the subject property constructed without permits or exemptions.
September 8, 2017 Exhibit A	A building inspector visited the property and found that the building on the site exceeded the size to be exempt from permits. The contractor who was onsite indicated that it used for honey processing and the owner does spend the night occasionally.
September 11, 2017 Exhibit B	A violation notice was mailed to the Respondent with a deadline of October 16, 2017 to submit a building permit application to the County. The Respondent was advised to talk with Planning as to the allowed used of the structure in the EFU zone.
September 13, 2017	I was contacted by a gentleman named Serge via phone asking questions regarding the type of permit required and indicated he would come into the County that day.
October 9, 2017	I met with Serge and the Respondent at the County. It was confirmed by Planning that Igor could raise honeybees and process the honey on the property but not occupy the building. Unfortunately, the new building did not meet the setbacks, Serge indicated that he would talk with the neighbors regarding a lot line adjustment.
January 25, 2018 Exhibit C	A site visit was performed by former Code Enforcement staff Mike Boyes which revealed that the building remained on the property.
January 31, 2018 Exhibit D	A violation notice was mailed to the Respondent with a deadline of March 5, 2018 to remove the building as it appeared there was no way to permit the building due to the issue with the setbacks.
October 19, 2018	The Respondent came into the County and spoke with Code Enforcement Specialist Shane Potter about the violation notice. The Respondent indicated that he believes the structure does meet the 10 foot setback and that he may have a survey done.

October 19, 2018 Exhibit E	Because the Respondent felt the structure would comply with the setbacks, a violation notice was sent to the Respondent with a deadline of November 16, 2018 to submit a permit application for the building to the County.
October 31, 2018	I spoke with Serge by telephone and he indicated that the setback issue was resolved and he would like to obtain an agricultural exemption for the building.
November 14, 2018	An application for an agricultural exemption for the raising and production of honey bees was submitted to the County, AG016118.
August 22, 2022 Exhibit F	After a review of County records revealed that the agricultural exemption had not been completed, citation number 1700365 was issued in the amount of $500.00 for the priority one building code violation. The citation was sent first class mail and was not returned to the County, the citation remains unpaid.
July 28, 2026 Exhibit G	A site inspection revealed that the building is still on site and a review of County records revealed that AG016118 has not been completed.
September 14, 2026	The matter was referred to the Compliance Hearings Officer.

- If the Hearings Officer finds that a violation of the Clackamas County Building Code exists on the subject property because the Respondent has not taken the necessary steps to abate the violation and the violation is not due to conditions or circumstances beyond their control the Couty is requesting a Final Order in the matter and authorization to proceed to Circuit Court 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::

- The Respondent be ordered to bring the property into compliance with the Building Code by submitting the required information to complete the agricultural exemption process for AG016118 within 30 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 30 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 Respondent. The report may include the following recommendations:

- The imposition of civil penalties of $750.00 to $1,000.00 for the priority 1 Building Code violations for date cited August 22, 2022.

- Payment for Citation No. 1700365 for the building code violation dated August 22, 2022 in the amount of $500.00.

- Assessment of an administrative compliance fee calculated at $75.00 per month starting September 2017 through June 2025 which is 93 months subtotaling $6,975.00. The County is requesting a reduction of $4,425.00 in the assessed administrative compliance fee due to 59 months of inactive code enforcement activity and is seeking an administrative compliance fee subtotaling $2,550.00.

- Assessment of an administrative compliance fee calculated at $100.00 per month starting July 2025 through June 2026 which is 11 months subtotaling $1,100.00. The County is requesting a reduction of $700.00 in the assessed administrative compliance fee due to 7 months of inactive code enforcement activity and is seeking an administrative compliance fee subtotaling $400.00. Total administrative compliance fee of $2,950.00.

- 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.

Clackamas County

150 Beavercreek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:
NO SITUS

Inspection Date:
September 8, 2017 at 9:19:33 AM

Record Type:
Code Enforcement - Violation

Record ID:
V0036517

Inspection Type:
270 Other/Misc Structures

Inspector:
Bob L Stewart

Result:
In Violation

Comments:

The building under construction measures 12' x 32' or 12' x 40' with the porch and roof. According to the contractor on site the portion with the green metal siding will be used for honey processing and the front portion for other use and for the owner to spend the night on occasion.

The building exceeds both the residential and commercial code limits to be exempt from permits. There is no plumbing or electrical being done at this time or planned according to the contractor.

Please contact Andrea Hall at 503-742-4467 to resolve this violation.

Violation Summary:

Inspector

Contractor



CLACKAMAS COUNTY

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

September 11, 2017

Igor Zavalin
18830 SE Pine St. #1
Portland, OR 97233

Subject: **Violation of the Clackamas County Code**

Site Address: No Situs
Legal Description: T5S, R2E, Section 7, Tax Lot 3100

It has come to the attention of the Clackamas County Code Enforcement Section that a building is being constructed on the above referenced property without land use approval or building permits. Per the contractor on site, the building is going to be used, in part, for processing honey and a part-time residence.

This constitutes a violation of Section 401 of the Clackamas County Zoning and Development Ordinance and Chapter 9.02.040 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

There are several criteria that need to be met in order for the County to approve a dwelling including, but not limited to, an income requirement. Also, while the raising of honeybees is allowed in the Exclusive Farm Use zone, the processing of honey may be regulated by the County. **Please contact the Planning Department for more information prior to submitting building permit applications.**

You may reach the Planning Division at 503-742-4500. Or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Fridays 8:00 a.m. and 3 p.m.

If it appears that Planning will allow a dwelling and/or honey processing, please submit the building permit applications, technically complete plans and appropriate fees **not later than October 16, 2017.** The permit must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4739. Or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Fridays 8:00 a.m. and 3 p.m.

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

Thank you for your prompt attention to this matter.



Andrea Hall
Clackamas County
Code Enforcement Coordinator

Required Notice of Fines and Penalties

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.

The Clackamas County Code provides for fine amounts of up to $500 and additional civil penalties 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 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 in its discretion 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 which may result in additional penalties or other sanctions.

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


01/25/2018


01/25/2018

CLACKAMAS COUNTY

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

January 31, 2018

Igor Zavalin
18830 SE Pine St. #1
Portland, OR 97233

Subject: **Violation of the Clackamas County Code**

Site Address: No Situs
Legal Description: T5S, R2E, Section 7, Tax Lot 3100

As you know, it has come to the attention of the Clackamas County Code Enforcement Section that a building is being constructed on the above referenced property without land use approval or building permits. Per the contractor on site, the building is going to be used, in part, for processing honey and a part-time residence.

This constitutes a violation of Section 401 of the Clackamas County Zoning and Development Ordinance and Chapter 9.02.040 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

On October 9, 2017 you and the contractor met with the Clackamas County Planning Department to discuss options to legalize the structure. It was determined that the honey bees and processing of honey would be allowed on the property. However, the building cannot be permitted as its placement does not meet the required setbacks, therefore, the structure must be removed.

In order to abate the violation, please remove the building from the subject property no later than **March 5, 2018**.

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

Thank you for your prompt attention to this matter.



Andrea Hall
Clackamas County
Code Enforcement Coordinator

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

CLACKAMAS COUNTY

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

October 19, 2018

Igor Zavalin
18330 SE Pine St. #1
Portland, OR 97233

Subject: **Violation of the Clackamas County Code**

Site Address: No Situs
Legal Description: T5S, R2E, Section 7, Tax Lot 3100

It has come to the attention of the Clackamas County Code Enforcement Section that a building is being constructed on the above referenced property without land use approval or building permits. Per the contractor on site, the building is going to be used, in part, for processing honey and a part-time residence.

This constitutes a violation of Section 401 of the Clackamas County Zoning and Development Ordinance and Chapter 9.02.040 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

As you know from meeting with the Clackamas County Planning Department on October 9, 2017, the raising of honeybees and the processing of the honey is allowed in the Exclusive Farm Use zone and is, therefore, not a violation. However, the construction of the building without permits or inspections is a violation of the Building Code.

In order to abate this violation, please submit the building permit applications, technically complete plans and appropriate fees to the Clackamas County Building Department **no later than November 16, 2018.** The permit must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 30 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4739. Or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Fridays 8:00 a.m. and 3 p.m.

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

Thank you for your prompt attention to this matter.



Andrea Hall
Clackamas County
Code Enforcement Coordinator

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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.

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

CLACKAMAS COUNTY

Citation No. 1700365

Case No. V0036517

ADMINISTRATIVE CITATION

Date Issued: August 22, 2022

Name and Address of Person(s) Cited:

Name: Igor Zavalin
Name:
Mailing Address: 18330 SE Pine St. Apt. 1
City, State, Zip: Portland, OR 97233

Date Violation(s) Confirmed: On the 22nd day of August, 2022, 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): 31959 S Hwy 213, Molalla, OR 97038

Legal Description: T5S, R2E Section 7, Tax Lot(s) 3100

Law(s) Violated:

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A)

Description of the violation(s):

1) Person cited failed to obtain an approved agricultural exemption for a building on the subject property.

Maximum Civil Penalty $1000.00 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 Date: August 22, 2022
Telephone No.: 503-742-4467 Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violations(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement 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. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
   Clackamas County Code Enforcement Section
   150 Beavercreek Rd.
   Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

   A request for hearing must contain all of the following information:
   a. Your name and address;
   b. A copy of the citation or the Citation No. and Case No.; 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. 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: _____


07/28/2026 10:01