



NOTICE OF HEARING

May 22, 2025

Helen Johnson
12956 SW 64th Ave
Portland, OR 97219

Christina Rhostedt
12956 SW 64th Ave
Portland, OR 97219

RE:: County of Clackamas v. Helen Johnson and Christina Rhostedt
File: V0007425

Hearing Date: June 24, 2025

Time: **This hearing will begin at 1:30 pm** 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. Once you have joined the meeting, please allow the moderator to promote you to a panelist. **Closed captioning is available for the zoom platform upon request.**

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

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

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet. **When joining the webinar please accept the request to join as a panelist.**

If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-830-9960 for assistance.

Zoom invite

Topic: Code Enforcement Hearing - Helen Johnson & Christina Rhostedt - V0007425 - June 24 - 1:30 pm

Join from PC, Mac, iPad, or Android:

<https://clackamascountry.zoom.us/j/84174924021?pwd=YNCfI0sJPeuYQOxMnOIU7nqbnrkNmy.1>

Passcode:014637

Phone one-tap:

+12532158782,,84174924021#,,,,*014637# US (Tacoma)

+13462487799,,84174924021#,,,,*014637# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US



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+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
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Webinar ID: 841 7492 4021

Passcode: 014637

International numbers available: <https://clackamascounty.zoom.us/j/84174924021>

Join from an H.323/SIP room system:

H.323:

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

Meeting ID: 841 7492 4021

Passcode: 014637

SIP: [84174924021@zoomcrc.com](https://clackamascounty.zoom.us/j/84174924021)

Passcode: 014637

Department of Transportation and Development

Nondiscrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

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

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

HELEN JOHNSON, and

CHRISTINA RHOSTEDT

Respondents.

File No: V0007425

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents Helen Johnson & Christina Rhostedt mailing address is: 12956 SW 64th Ave., Portland, OR 97219.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint 12956 SW 64th Ave., Portland, OR 97219, also known as T2S, R1E, Section 6BB , Tax Lot 4100, and is located in Clackamas County, Oregon. The property is zoned R7 and is the location of violation(s) asserted by the County.

3.

On or about the 4th day of March, 2025 and the 22nd day of April, 2025 the Respondents violated the following laws, in the following ways:

- a. Chapter 9.02.040 of Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

- b. 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 Respondents in the following manner: Violation Notice dated March 4, 2025 and Citation and Complaint #2500074, April 21, 2025. A copy of the notice documents are attached to this Complaint as Exhibits B & D, 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 the Priority 1 violation being \$750.00 to \$1000.00 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; and

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 20th day of May, 2024.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

HELEN JOHNSON, and

CHRISTINA RHOSTEDT,

Respondents.

File No.: V0007425

STATEMENT OF PROOF

History of Events and Exhibits:

February 27, 2025 Exhibit A	While conducting an inspection on an issued building permit, B1807924, the Building Inspector noticed damage to the single-family dwelling which was outside of the scope of the existing permit to repair. After discussions with Building Inspector Supervisor Don Countryman, a code violation file was opened.
March 4, 2025 Exhibit B	After a review of County records revealed that additional permits were not obtained for the additional damage to the home, a violation notice was mailed to the Respondents with a deadline of April 7, 2025 to submit a building permit application.
March 4, 2025 Exhibit C	A copy of the violation notice was emailed to the contractor listed on the original permit, B1807924. A reply was received indicating that the contractor was only hired to perform the tree strike repairs approved by the insurance company. Any additional work would be the responsibility of the homeowner.
April 22, 2025 Exhibit D	After a review of County records revealed that additional permits had not been applied for, citation number 2500074 was issued in the amount of \$500.00 for the building code violation. The citation was sent by first class mail and not returned to the County. The amount of the citation is waived as the County is seeking Civil Penalties.
May 20, 2025 Exhibit E	After a review of County records revealed that no new permits had been applied for to repair damage to the structure over and above B1807924, the matter was referred to the Clackamas County Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the Building Code violation exists on the subject property, the County would request a Continuing Order be issued requiring:

- The Respondents to bring the property into compliance with the Building Code by submitting a technically complete building permit application for the additional repairs to the home and paying the requested plan review fees within 30 days of the date of the Order. All requests for additional plan review information shall be submitted within ten days of being notified. Permits shall be paid for within ten days of being notified and obtain all inspections including an approved final inspection within 45 days of permits being issued.

The County will submit a timely Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents. The report may include the following recommendations:

- Waive citation number 2500074 for \$500.00 as the County is seeking Civil Penalties.
 - The imposition of civil penalties of up to \$1000.00 for the date cited April 21, 2025.
 - The administrative compliance fee to be imposed from March 4, 2025 to May 20, 2025 which is \$150.00.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondents from violating these laws in the future.

Ferber, Christiane

From: Hall, Andrea
Sent: Friday, February 28, 2025 4:27 PM
To: Ferber, Christiane
Subject: FW: 12956 SW 64th Ave :Tree damaged dwelling with repair Building permit B1807924
Attachments: 25-01-02 DB Inspection Sheet -fillable.pdf

Let's talk about this one on Monday. 😊

From: Craig, Paul <PaulCra@clackamas.us>
Sent: Thursday, February 27, 2025 2:25 PM
To: Hall, Andrea <Andreahal@clackamas.us>; Countryman, Don <DonCou@clackamas.us>
Subject: Re: 12956 SW 64th Ave :Tree damaged dwelling with repair Building permit B1807924

Andrea, I e-mailed my Dangerous building form in a separate e-mail.

The existing dwelling is unoccupied.

I believe a building permit is required to repair all soft dry rotten roof framing, AND all the roof sheathing for the entire western half needs a lowered moisture content of 19 % or less. The surface water entering the backyard foundation needs to be diverted around the dwelling and the final slope away from the dwelling must drop a minimum 6 inches in ten feet. The foundation vents-allowing the water to enter must be repaired. The urine smells in the front bedroom must be contained or eliminated-somehow(?)

The attached garage has a second room with a covered storage area, covered in vegetation. The condition of the second room-unknown.

Paul Craig
Sent from my iPad

On Feb 27, 2025, at 9:43 AM, Hall, Andrea <Andreahal@clackamas.us> wrote:

Thanks Don, if you will complete the attached DB list we can open a file.

Paul, it structure occupied? What is the remedy? An additional permit for the repair of the garage??

-----Original Message-----

From: Countryman, Don <DonCou@clackamas.us>
Sent: Wednesday, February 26, 2025 3:45 PM
To: Hall, Andrea <Andreahal@clackamas.us>
Subject: RE: 12956 SW 64th Ave :Tree damaged dwelling with repair Building permit B1807924

Paul and I discussed this and I think it could follow under items A, C, J and M from the Dangerous Building check list.

Don Countryman, Structural/Mechanical Inspector Supervisor Department of Transportation and

Development Clackamas County Building Codes Division
150 Beavercreek Rd, Suite 225
Oregon City, OR. 97045
Primary: 503-519-6954
Hours of Operation: Mon – Fri, 7:00 a.m. – 3:30 p.m.
www.clackamas.us

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-----Original Message-----

From: Hall, Andrea <Andreaahal@clackamas.us>
Sent: Wednesday, February 26, 2025 11:17 AM
To: Countryman, Don <DonCou@clackamas.us>
Subject: FW: 12956 SW 64th Ave :Tree damaged dwelling with repair Building permit B1807924

What are your thoughts on this?

-----Original Message-----

From: Craig, Paul <PaulCra@clackamas.us>
Sent: Monday, February 24, 2025 3:18 PM
To: Hall, Andrea <Andreaahal@clackamas.us>
Cc: Countryman, Don <DonCou@clackamas.us>
Subject: 12956 SW 64th Ave :Tree damaged dwelling with repair Building permit B1807924

Andrea,

This is my second framing and first mechanical (B0042624) inspection on the tree damaged dwelling. The tree damage framing repairs are in the kitchen-dining rooms only and I'm ready to approve the repairs, BUT the attached garage roof framing is failing AND the entire under floor space has standing water=MOLD problems will be next. The back yard is full of standing water and it appears the water is surface draining into the existing crawl space. The bedrooms are urine soaked with strong urine smells; bedrooms only. The roof sheathing was replaced above the kitchen & dining only, BUT the plywood above the existing bedrooms are water soaked and some dry rot roofing above the dining room transferring into the attached garage.

The contractor has completed all tree damage framing in the kitchen and dining rooms. I'm unsure if we should allow the contractor to continue, covering all open exterior wall framing and existing roof framing with insulation which would cover all the water soaked and dry rotten framing above(?)

The first (3) photos e-mailed are the attached garage and roof framing that is failing. All four exterior yards are full of garbage.

In my opinion; the attached garage is a dangerous building, and with the existing dry rotten roof framing in the dwelling and the standing water throughout the crawl space. My gut feeling is to call this an unfit-dangerous building throughout, with a possible stop work order so ALL existing damages beyond the tree damage repairs can be addressed. The contractors wants to insulate and

cover with gypsum board ASAP(?)

Paul Craig

503-793-5723

Sent from my iPad

Clackamas County

150 Beavercreek Rd
Oregon City, OR 97045

Tel: Inspections: 503-742-4400

Location:
12956 SW 64TH AVE PORTLAND OR 97219

Inspection Date:
Tue, 25 Feb 2025

Record Type:
Building - Residential New

Record ID:
B1807924

Inspection Type:
225 Framing

Inspector:
Paul Craig

Inspector Phone:
503-793-5723

Inspector Email:
PaulCra@clackamas.us

Result:
Approved

Submit Time:
Tue, 25 Feb 2025 8:18:AM

Comments:
Re-inspection, tree damage framing corrections #1, #2, #3 verified. All tree damage framing indicated in the county approved plan document installed and approved.

The remaining existing dwelling is a possible dangerous building. The existing roof framing-structural sheathing for the front of the dwelling (above the living room and bedrooms) appears to be water soaked and black in color. Some of the existing roof sheathing above the dining room also water damaged and the roof framing in the attached double car garage is failing.

It appears that all the standing water in the existing under floor area is surface drainage from the back yard. Some of the existing foundation vents along the back yard wall line have failed allowing water and mud to enter.

I sent this inspection report to code enforcement Andrea Hall 503-742-4467, andreahal@clackamas.us and my boss Don Countryman 503-742-4792 for guidance.

From: [Palmer Dobbs](#)
To: [Hall, Andrea](#); [Craig, Paul](#)
Subject: Re: 12956 SW 64th Ave.
Date: Tuesday, March 4, 2025 11:51:11 AM
Attachments: [image001.jpg](#)
[Outlook-A black ba.png](#)

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

Hello,

We are only contracted to perform the tree strike repairs. If there are additional measures to the garage or other areas of the house, please contact the homeowner directly. Paul Davis is only performing the approved insurance scope of work for the repairs.

Thank you,

Palmer Golden-Dobbs

Reconstruction Project Manager | Paul Davis Restoration



1800 W Fourth Plain Blvd., Ste. 120B, Vancouver, WA 98660

O: 360.823.1388 | C: 360.773.5639

pdrestorationnw.com

From: Hall, Andrea <Andreaahal@clackamas.us>
Sent: Tuesday, March 4, 2025 11:45 AM
To: Craig, Paul <PaulCra@clackamas.us>; Palmer Dobbs <Palmer.Dobbs@pauldavis.com>
Subject: 12956 SW 64th Ave.

CAUTION: This email originated from outside of Paul Davis. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see the attached violation notice for the property 12956 SW 64th Ave.

Let me know if you have any questions.

Thank you,

Andrea Hall
Senior Code Enforcement Specialist
Clackamas County Code Enforcement Division
150 Beavercreek 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 -Thursday

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March 4, 2025

Helen Johnson
Chrisina Rhostedt
12956 SW 64th Ave.
Portland, OR 97219

Subject: Violation of the Clackamas County Code V0007425

Site Address: 12956 SW 64th Ave., Portland, OR 97219
Legal Description: T2S, R1E, Section 6BB, Tax Lot 4100

It has come to the attention of the Clackamas County Code Enforcement Section that the roof framing in the attached garage on the above referenced property is failing, the entire under floor space has standing water, the plywood above the existing bedrooms are water soaked and there is dry rot roofing above the dining room transferring into the attached garage. The current building permit B1807924 for the tree damage repair does not include the additional repairs that need to be made. This constitutes a violation of Chapter 9.02.040(E) 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 submit the building permit application, technically complete plans for the additional repairs to the single-family dwelling and appropriate fees to the Clackamas County Building Codes Division no later than **April 7, 2025**. Permits are accepted online, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>. Requests for additional information shall be addressed within 10 days 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 these 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 andreahal@clackamas.us .

Thank you for your prompt attention to this matter.



Andrea Hall
Clackamas County
Code Enforcement Section

Copy:

Paul Craig, Building Inspector, via email
Justin Graham, Contractor, via email

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. 2500074

Case No. V0007425

ADMINISTRATIVE CITATION

Date Issued: April 22, 2025

Name and Address of Person(s) Cited:

Name: Helen Johnson
Christina Rhostedt
Mailing Address: 12956 SW 64th Ave.
City, State, Zip: Portland, OR 97219

Date Violation(s) Confirmed: On the 21th day of April, 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): 12956 SW 64th Ave., Portland, OR 97219

Legal Description: T2S, R1E Section 6BB, Tax Lot(s) 4100

Law(s) Violated:

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

Description of the violation(s):

- 1) Persons cited failed to obtain permits for additional damage to the home not covered by B1807924.

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 \$.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: April 22, 2025
Department Initiating Enforcement Action: Code Enforcement

