



NOTICE OF HEARING

October 27, 2028

Marvel Riveron Arbella
9805 SE Citadel St.
Clackamas, OR 97015

RE: County of Clackamas v. Marvel Riveron Arbella
File: V0030225

Hearing Date: December 11, 2025

Time: This item will not begin before 10:00 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 Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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

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

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

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

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

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

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



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

If you would like to present evidence at the Hearing please email Jennifer Kauppi at JKauppi@clackamas.us or mail your evidence to Jennifer Kauppi 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 Jennifer Kauppi at 503-742-4759 **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://clackamascountry.zoom.us/j/81173177920?pwd=6Sb4cWD92vSh98ofkkmzNjQdHuLaEp.1>

Passcode:043350

Phone one-tap:

+16699006833,,81173177920# US (San Jose) 17193594580,,81173177920# US

Join via audio:

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+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

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

Webinar ID: 811 7317 7920

International numbers available: <https://clackamascountry.zoom.us/j/kbgciVDsX8>

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

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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:
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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.

MARVEL RIVERON ARBELLA,

Respondent.

File No: V0030225

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 9805 SE Citadel St, Clackamas, OR 97015.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 9805 SE Citadel St, Clackamas, OR 97015 also known as T2S, R2E, Section 09DA, Tax Lot 06100, and is located in Clackamas County, Oregon. The property is zoned Urban Low Density Residential R-7 and is the location of violation(s) asserted by the County.

3.

On or about August 19, 2025 and on September 23, 2025 the Respondent violated the following law, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits for the conversion of a garage into an accessory dwelling unit. 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 August 19, 2025 and Citation and Complaint 2500302 in the amount of \$514.00 was mailed via first class mail on September 23, 2025. A copy of the notice document is attached to this Complaint as Exhibits C and 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 Respondent to immediately abate the violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$1,000.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

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

DATED THIS 21st day of October, 2025.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

MARVEL RIVERON ARBELLA

Respondent.

File No.: V0030225

STATEMENT OF PROOF

History of Events and Exhibits:

August 6, 2025 Exhibit A	Clackamas County received a complaint regarding the conversion of a garage into a studio apartment without approved permits. Correspondence was mailed to the Respondent regarding the alleged violation.
August 6, 2025 Exhibit B	Photos of the converted garage into a studio apartment were found online.
August 19, 2025 Exhibit C	A Notice of Violation was mailed to the Respondent providing a deadline date of September 19, 2025 to abate the violation.
September 23, 2025 Exhibit D	Citation 2500302 was issued for \$514.00 for the Building Code violation and was sent via first class mail. The first-class mail was not returned. This citation has not been paid.
October 21, 2025	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 exists, the County is requesting a Final Order in this matter recommending the following:

- The imposition of civil penalties for the Building Code violation of up to \$3,500.00 for date cited September 23, 2025.
- Payment for Citation 2500302 issued on September 23, 2025 in the amount of \$514.00.
- The Administrative Compliance fee to be imposed from August, 2025 until the violation is abated. As of this report the total is \$200.00
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



August 6, 2025

Marvel Riveron Arbella
9805 SE Citadel St.
Clackamas, OR 97015

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 315, and the Building Code, Chapter 9.02.040 of the Clackamas County Code

Site Address: 9805 SE Citadel St. Clackamas, OR 97015
Legal Description: T2S, R2E, Section 9DA, Tax Lot 6100

It has come to the attention of Clackamas County Code Enforcement that a conversion of the garage into a habitable space may have been done without the benefit of permits at the above referenced property.

There may also be multiple dwellings on the above referenced property without land use approval.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 315, Building Code, Chapter 9.02.040

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

E-mail address is jkauppi@clackamas.us
Telephone number is 503-742-4759.

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

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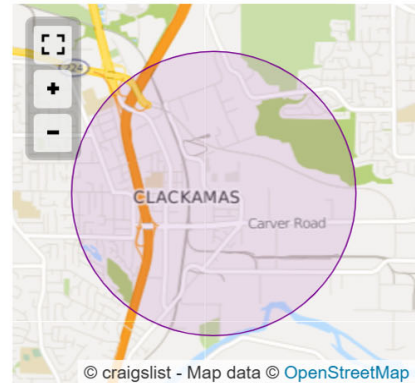
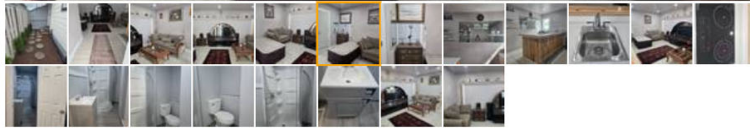
[reply](#)[favorite](#)[hide](#)[flag](#)[share](#)

Posted 11 days ago

[print](#)

\$1,850 Fully furnished studio (Clackamas)

Se 98th ave, Clackamas, OR 97015



© craigslist - Map data © OpenStreetMap

Se 98th ave near Hwy 212

0BR / 1Ba available now

rent period: **monthly**

apartment

no laundry on site

furnished

carport

air conditioning

Fully furnished studio full brand new installed bathroom brand new kitchen private backyard parking spot under canopy right by hwy 212 easy access to i205 less than minutes drive close to Clackamas frey and shpoing center 5 minutes drive to Clackamas mall

[show contact info](#)











NOTICE OF VIOLATION

August 19, 2025

Marvel Riveron Arbella
9805 SE Citadel Ave
Clackamas, OR 97015

**SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040
(B)(C)(D)(E)**

VIOLATION: V0030225

SITE ADDRESS: 9805 SE Citadel St., Clackamas, OR 97015

LEGAL DESCRIPTION: T2S, R2E, Section 09DA, Tax Lot 06100

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

Garage converted into an accessory dwelling unit without approved permits.

VIOLATIONS & HOW TO RESOLVE

On August 5, 2025 Code Enforcement received a complaint regarding a garage that had been converted to an accessory dwelling unit without approved permits.

I reviewed the RMLS listing of the property which showed the garage had been converted to habitable space. A craigslist add of the space advertised that a new bathroom and kitchen had been installed. A review of the County permitting system shows no approved permits for the conversion of garage into an accessory dwelling unit.

The garage conversion to an accessory dwelling without permits constitutes a Priority 1 violation of the Clackamas County Building Code, Title 9.02.040 (B)(C)(D)(E). In order to abate the violation(s), you must complete the following **no later than September 19, 2025:**

Garage converted to ADU (Accessory Dwelling Unit)

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) to reflect the conversion of the garage. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information to complete plan review must be responded to within ten days of being notified.
 - The permit(s) and any required trade permits must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 60 days of the date of receipt of your approved permit(s).

****Please be advised that a licensed electrician with the State of Oregon will be required to submit for the electrical permit and complete the work.****

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.



Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or to codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$514 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

File No.: 22-397219

Clackamas County Official Records
Sherry Hall, County Clerk

2022-039074

07/08/2022 09:58:02 AM

Grantor
Miroslav Polinchuk
Grantee
Marvel Riveron Arbella 9805 SE Citadel Street Clackamas, OR 97015
After recording return to
Marvel Riveron Arbella 9805 SE Citadel Street Clackamas, OR 97015
Until requested, all tax statements shall be sent to
Marvel Riveron Arbella 9805 SE Citadel Street Clackamas, OR 97015 Tax Acct No(s): 22E09DA06100, 00476327

D-D Cnt=1 Stn=75 BRAD
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Miroslav Polinchuk, Grantor(s) convey and warrant to Marvel Riveron Arbella, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$465,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

MP
July
Executed this 7 day of ~~June~~, 2022

[Signature]
Miroslav Polinchuk

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 7th day of ~~June~~, 2022 by Miroslav Polinchuk.

[Signature]
Notary Public for Oregon
My Commission Expires: 4/8/24.

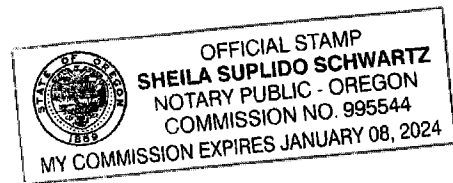


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1, Partition Plat 2005-025, in the County of Clackamas and State of Oregon.

22E09DA06100 00476327

MN



Citation No. 2500302

Case No. V0030225

ADMINISTRATIVE CITATION

Date Issued: September 23, 2025

Name and Address of Person(s) Cited:

Name: Marvel Riveron Arbella
Mailing Address: 9805 SE Citadel St
City, State, Zip: Clackamas, OR 97015

Date Violation(s) Confirmed: On the 23rd day of September, 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): 9805 SE Citadel St., Clackamas, OR 97015

Legal Description: T2S, R2E Section09DA, Tax Lot(s) 06100

Law(s) Violated:

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

Description of the violation(s):

- 1) Garage converted to an accessory dwelling unit without approved permits or approved final inspections.

Maximum Civil Penalty \$3,500.00

Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$514.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

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

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: September 23, 2025
Department Initiating Enforcement Action: Code Enforcement

