

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



NOTICE OF HEARING

July 23, 2026

Benjamin Yimbun Chan & Chun Ping Zhen
11004 SE Lenore St.
Happy Valley, OR 97086

RE: County of Clackamas v. Benjamin Yimbun Chan & Chun Ping Zhen
File: V0026225

Hearing Date: August 13, 2026

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 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. 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 Beavercreek 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/84825850884?pwd=14lCL8n74zktKNawy8GtN8Fd6bP10W.1>

Passcode: 026526

Phone one-tap:

+19712471195,,84825850884# US (Portland) 12063379723,,84825850884# US +(Seattle)

Join via audio:

+1 971 247 1195 US (Portland)	+1 669 900 6833 US (San Jose)	+1 309 205 3325 US
+1 206 337 9723 US (Seattle)	+1 719 359 4580 US	+1 312 626 6799 US (Chicago)
+1 213 338 8477 US (Los Angeles)	+1 720 928 9299 US (Denver)	+1 360 209 5623 US
+1 253 205 0468 US	+1 646 518 9805 US (New York)	+1 386 347 5053 US
+1 253 215 8782 US (Tacoma)	+1 646 876 9923 US (New York)	+1 470 250 9358 US (Atlanta)
+1 346 248 7799 US (Houston)	+1 646 931 3860 US	+1 470 381 2552 US (Atlanta)
+1 408 638 0968 US (San Jose)	+1 651 372 8299 US (Minnesota)	+1 507 473 4847 US
+1 602 753 0140 US (Phoenix)	+1 689 278 1000 US	+1 564 217 2000 US
+1 669 219 2599 US (San Jose)	+1 786 635 1003 US (Miami)	+1 305 224 1968 US
+1 669 444 9171 US	+1 267 831 0333 US (Philadelphia)	
	+1 301 715 8592 US (Washington DC)	Webinar ID: 848 2585 0884

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

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.

BENJAMIN YIMBUN CHAN and

CHUN PING ZHEN,

Respondents.

File No: V0026225

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 11004 SE Lenore St., Happy Valley, OR 97086.

2.

The Respondents own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 679 SE 1st Ave., Canby, OR 97013 also known as T3S, R1E, Section 33DA, Tax Lot 1100, and is located in the City of Canby in Clackamas County, Oregon. The property is zoned C2 and is the location of violation(s) asserted by the County.

3.

On or about the 9th day of July 2025 and on the 9th day of September 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 Application and Enforcement of the Clackamas County Building Code for failing to obtain required permits and approved final inspections to repair damage to the commercial building on the property. 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 mailed on July 9, 2025 and Citation and Complaint 2500262 issued September 9, 2025. A copy of the notice document is attached to this Complaint as B & C 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 1 Building Code 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 14th day of July 2026.



Andrea Hall
Senior Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

BENJAMIN YIMBUN CHAN and

CHUN PING ZHEN,

Respondents.

File No.: V0026225

STATEMENT OF PROOF

History of Events and Exhibits:

July 8, 2025
Exhibit A

In response to a complaint that the commercial building on the property was damaged after being struck by a vehicle, a Building Inspector visited the property and found that permits would be required for the necessary repairs.

July 9, 2025
Exhibit B

A violation notice was mailed to the Respondents regarding the Building Code violation with a deadline to submit a building permit for the repair to the structure no later than August 11, 2025.

September 9, 2025
Exhibit C

After a review of County records revealed that a permit application had not been submitted to the County, citation number 2500262 was issued to the Respondents in the amount of \$514.00 for the priority 1 Building Code violation. The citation was mailed first class mail and was not returned to the County. The citation was paid in full on September 25, 2025.

September 10, 2025
Exhibit D

The owner sent in an email indicating he understands he needs to make the repairs needed. He explained that the contractor hired by the insurance company was not being responsive but did tell him that someone would be tearing down the damaged part of the building.

June 15, 2026
Exhibit E

A Building Inspector visited the property to inspect the removal of the damaged parts of the building. The report indicated that a permit is still required for the repair to the building even though the canopy was taken down and at least one post would need to be replaced.

July 14, 2026

After a review of County records revealed that no permits had been applied for to repair the building, the matter was referred to the Compliance Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code exists on the subject property, the County is requesting a Final Order in this matter seeking authorization to proceed to Circuit Court for further enforcement action. The County makes this request as the Respondents have not taken all necessary steps to correct the violation, although the accident that created the violation was outside the control of the Respondents, repairing the damage isn't and the lack of cooperation and efforts to abate the violation.

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 Respondents be ordered to bring the property into compliance with the Building Code by obtaining all required permits to complete the repairs to the building and approved final inspections within 60 days of the date of the Order.
- 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 September 9, 2025.
- The Respondents paid the administrative compliance fees for August and September of 2025. The current assessment of an administrative compliance fee calculated at \$100.00 per month starting October 2025 through June 2026 subtotals \$900.00. An administrative compliance fee calculated starting July 2026 \$102.00 per month, total administrative compliance fee of \$1,002.00.
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fail 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: Inspections: 503-742-4720

Location:
679 SE 1ST AVE CANBY OR 97013

Inspection Date:
Tue, 08 Jul 2025

Record Type:
Code Enforcement - Violation

Record ID:
V0026225

Inspection Type:
270 Miscellaneous/Consultation

Inspector:
Justin Humphrey

Inspector Phone:
503-793-5690

Inspector Email:
jhumphrey@clackamas.us

Result:
In Violation

Submit Time:
Tue, 08 Jul 2025 11:10:AM

Comments:
Repairs will be required for the canopy of the building. Post and beams were destroyed and the canopy is sagging. Being held up by temporary members. R105.1

Unable to verify if interior damage was done, an engineers inspection would be required to determine that.



Exhibit A 2 of 3





July 9, 2025

Benjamin Chan
Chun Ping Zhen
11680 SE 108th Ave.
Happy Valley, OR 97086

Subject: Violation of the Clackamas County Code V0026225

Site Address: 679 SE 1st Ave., Canby, OR 97013
Legal Description: T3S, R1E, Section 33DA, Tax Lot 1100

It has come to the attention of the Clackamas County Code Enforcement Division that damage to the commercial structure on the subject property requiring permits and inspections has yet to be repaired. This constitutes a violation of Chapter 9.02.040(A) 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 repair and appropriate fees to the Clackamas County Building Codes Division no later than **August 11, 2025**. Please note that an architect or engineer's evaluation of the structure may be required. 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 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 after 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.

A handwritten signature in blue ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name 'Andrea Hall'.

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 \$100.00 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 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. **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.



Citation No. 2500262

Case No. V0026225

ADMINISTRATIVE CITATION

AMENDED

Date Issued: September 9, 2025

Name and Address of Person(s) Cited:

Name: Benjamin Chan
Chun Ping Zhen
Mailing Address: 11680 SE 108th Ave.
City, State, Zip: Happy Valley, OR 97086

Date Violation(s) Confirmed: On the 9th 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): 679 SE 1st Ave., Canby, OR 97013

Legal Description: T3S, R1E Section 33DA, Tax Lot(s) 1100

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) Persons cited failed to obtain required building permits and approved final inspection to repair damage to the commercial building on the property.

Maximum Civil Penalty \$3500.00 **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: Andrea Hall
Telephone No.: 503-742-4467

Date: September 9, 2025
Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a 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 including the administrative compliance fees that have accrued.
Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:

Clackamas County Code Enforcement Section
150 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 number and Case number; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: V0026225

Application Type: CodeEnforcement/Violation/NA/NA

Address: 679 SE 1ST AVE
CANBY, OR 97013

Receipt No. 1436265

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Cash	315	\$514.00	9/25/2025	CFERBER	Payment for Citation 2500262 - V0026225	Benjamin Y Chan
		\$514.00				

Owner Info.: CHAN BENJAMIN YIMBUN & CHUN PING ZHEN
11680 SE 108TH AVE
HAPPY VALLEY, OR 97086

Work Description: ALLEGED - BUILDING DAMAGE FROM VEHICLE STRIKE

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a 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 including the administrative compliance fees that have accrued. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
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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 number and Case number; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: Bert Ch Date: 9-25-25

Address: 11004 SE Lenore ST Happy Valley, OR 97086
City, State, Zip

Contact Number: 503-803-6556 Email: bcc22008@yahoo.com

From: [DTD-CodeEnforcement](#)
To: [Hall, Andrea](#)
Subject: FW: 679 SE 1st Ave Canby
Date: Wednesday, September 10, 2025 10:04:52 AM

Thank you,

Tiané Ferber

Code Enforcement Permit Specialist

Clackamas County - Department of Transportation and Development

150 Beaver Creek Rd. Oregon City, OR 97045

503-742-4452

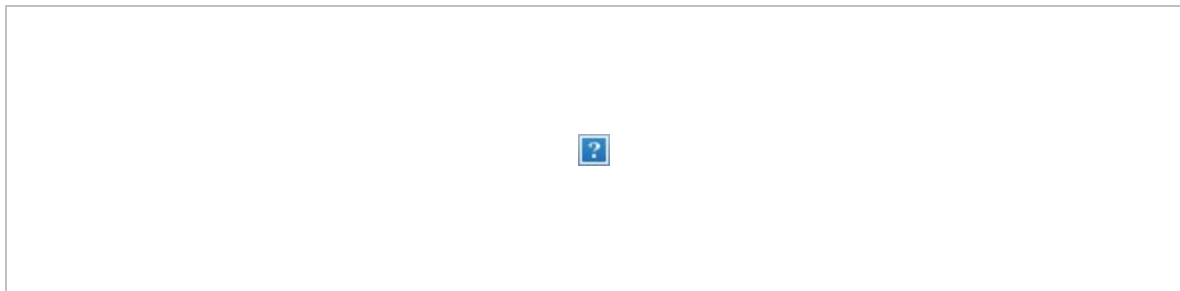
www.clackamas.us/codeenforcement

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.

From: C Ben <bccz2008@yahoo.com>
Sent: Wednesday, September 10, 2025 7:44 AM
To: DTD-CodeEnforcement <CodeEnforcement@clackamas.us>
Subject: Fwd: 679 SE 1st Ave Canby

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



Sent from my iPhone

Begin forwarded message:

From: C Ben <bccz2008@yahoo.com>
Date: September 9, 2025 at 6:18:49 PM PDT
To: andreaahall@clackamas.us
Subject: Fwd: 679 SE 1st Ave Canby

Sent from my iPhone

Begin forwarded message:

From: C Ben <bccz2008@yahoo.com>
Date: September 9, 2025 at 9:54:36 AM PDT
To: andreaahall@clackamas.us
Subject: 679 SE 1st Ave Canby

Hi Andrea, I am Benjamin Chan, ph503-803-6556

Email bccz2008@yahoo.com

I understand that I have to restore the damaged parts of the building within 3 months after the car accident. My insurance company, Famers, found a contractor 2 weeks later after the accident and the contractor came over to do the damage inspection, and signed some paperwork to the inspector. Somehow, the contractor didn't go any farther to the job. I Asked my insurance company to push the contractor about the job. The contractor sent another inspector (Jesse)to look at the damage, I signed up some paperwork again at early of July. I tried several times to reach Jesse, asking for the status of the repair, finally, I could get a hold of him, he said someone will tear down the damaged parts of the building next Monday or Tuesday. It was the first time I received your 2 letters on 9-8-2025. (yesterday).

I will call you again later for my explanation.

Thank you very much

Benjamin Chan, 9-9-2025

Sent from my iPhone

Clackamas County

150 Beavercreek Rd
Oregon City, OR 97045

Tel: Inspections: 503-742-4720

Location:

679 SE 1ST AVE CANBY OR 97013

Inspection Date:

Mon, 15 Jun 2026

Record Type:

Code Enforcement - Violation

Record ID:

V0026225

Inspection Type:

270 Miscellaneous/Consultation

Inspector:

Justin Humphrey

Inspector Phone:

503-793-5690

Inspector Email:

jhumphrey@clackamas.us

Result:

In Violation

Submit Time:

Mon, 15 Jun 2026 1:53:PM

Comments:

Repairs without canopy with still require a permit. Appears there is least (1) post that will need to be replaced. Roof repairs appear superficial and would not require a permit. OSSC105.1



Exhibit E 2 of 4



