

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.

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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

September 15, 2026

Sean S & Nicola Stringer
27902 SE Gerber Ct.
Eagle Creek, OR 97022

RE: County of Clackamas v. Sean S & Nicola Stringer
File: V0000625

Hearing Date: October 6, 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 Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, 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 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 Diane Bautista at DianeBau@clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Diane Bautista
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 Diane Bautista at 503-742-4452 **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/86004387998?pwd=W000jEzSPRifYhfqjljCQZiF2h3YsT.1>

Passcode: 730006

+19712471195,,86004387998# US (Portland) 17193594580,,86004387998# US

Join via Audio:

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

Webinar ID: 860 0438 7998

International number available: <https://clackamascounty.zoom.us/j/86004387998?pwd=W000jEzSPRifYhfqjljCQZiF2h3YsT.1>

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
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

SEAN STRINGER, and
NICOLA STRINGER

Respondents.

File No: V0000625

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 27902 SE Gerber Ct., Eagle Creek, OR 97022.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 27902 SE Gerber Ct., Eagle Creek, OR 97022 also known as T2S, R3E, Section 24A, Tax Lot 00201, and is located in Clackamas County, Oregon. The property is zoned Timber (TBR) and is the location of violation(s) asserted by the County.

3.

On or about the 13th day of January, 2025 and the 24th day of March, 2026 the Respondents violated the following laws, in the following ways:

- a. Clackamas County Building Code 9.02 for construction of a residence and accessory structures without permits. 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 dated January 13, 2025 and Citation and Complaint 2500006 in the amount of \$514.00 mailed via first class mail on March 24, 2026. 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 Respondents to immediately abate the violation 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 Building Code 9.02 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 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:

and

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

DATED THIS 8th DAY OF SEPTEMBER 2026.

Diane Bautista

Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

SEAN STRINGER, and
NICOLA STRINGER

Respondents.

File No.: V0000625

STATEMENT OF PROOF

History of Events and Exhibits:

December 31, 2024	Clackamas County received a complaint regarding an addition to a single family dwelling without permits.
December 31, 2024 Exhibit A	Research of aerials confirm the addition without permits.
January 6, 2025 Exhibit B	Correspondence was sent to the Respondents regarding the alleged violation.
January 13, 2026 Exhibit C	A Notice of Violation was mailed for the Priority 1 Building Code Violation for the addition to the single family residence without permits. The Respondents were given a deadline date of February 13, 2025 to abate the violation.
March 24, 2026 Exhibit D	Citation 2500006 was issued for the Priority 1 Building Code violations in the amount of \$514.00 for failure to obtain permits and final approved inspections for the addition to the single family residence. Citation was mailed via first class mail. The citation was not returned to the County and remains unpaid.
September 4, 2026	A review of the permit system showed that Building permit B0204923 remains in review status with corrections required. Electrical permit E0209823, Plumbing permit P004723 and Mechanical permit B0239623 have expired
September 8, 2026	On September 8, 2026 the County referred this matter to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code Section 9.02 exists, 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

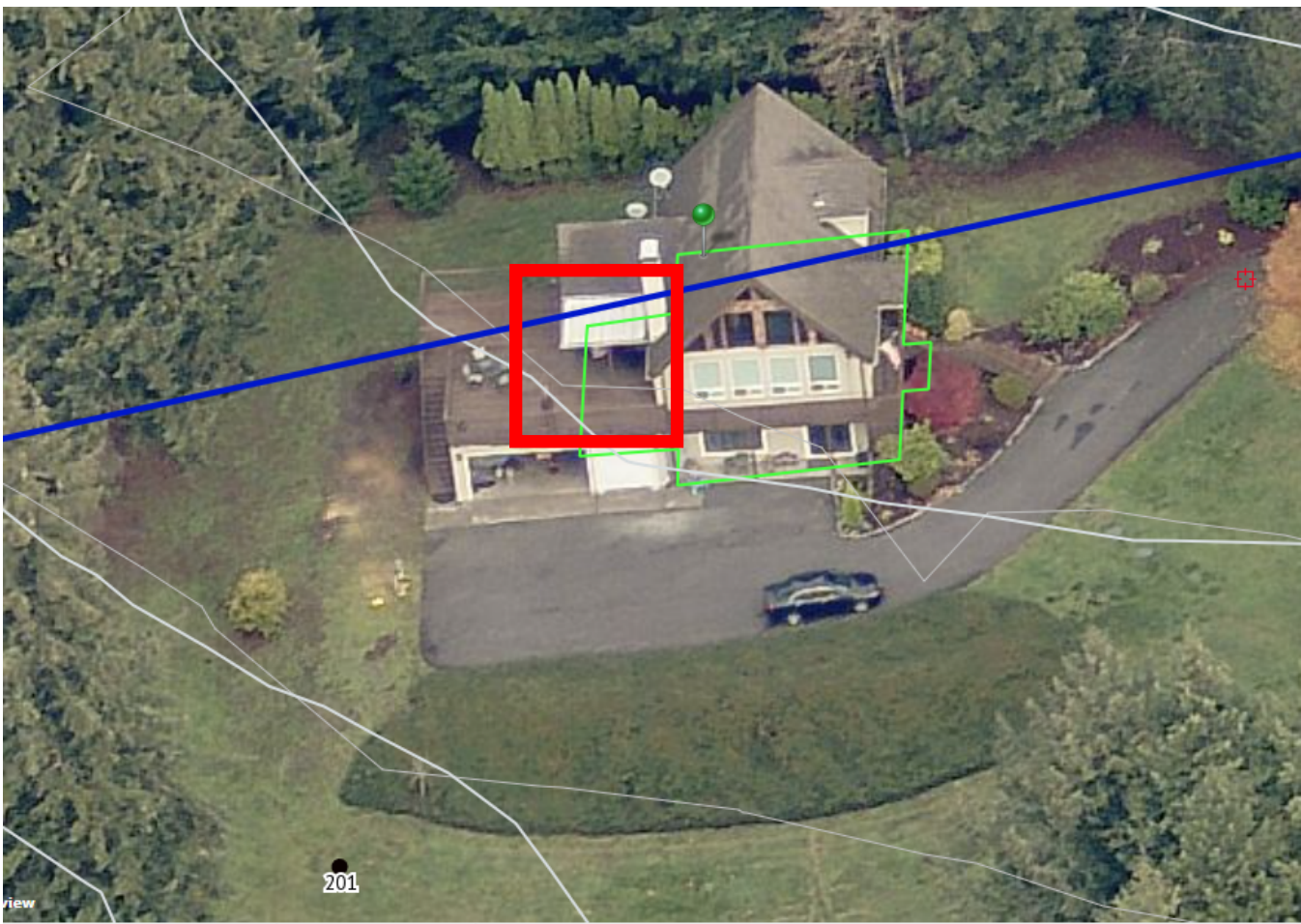
Respondents have not taken all necessary steps to correct the violation. The County is requesting the following:

- The imposition of civil penalties for the Building Code violation of between \$1,000.00 and up to \$3,500.00 for date cited March 24, 2026.
- Payment for Citation No. 2500006 issued on March 24, 2026 for \$514.00.
- The administrative compliance fee of \$75.00 to be imposed February 2025 through June 2025 for a subtotal of \$375.00. The administrative compliance fee to be imposed for July 2025 and June 2026 at \$100.00 per month for a subtotal of \$1,200.00. The administrative compliance fee to be imposed for July 2026 and August 2026 for a subtotal of \$200.00. Total administrative compliance fees total \$1,775.00.
- The County requests the Hearings Officer to permanently prohibit the Respondents 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.

OR

Should mitigating factors be presented in the hearing, which the Hearings Officer determines to warrant a Continuing Order, the County would recommend the following:

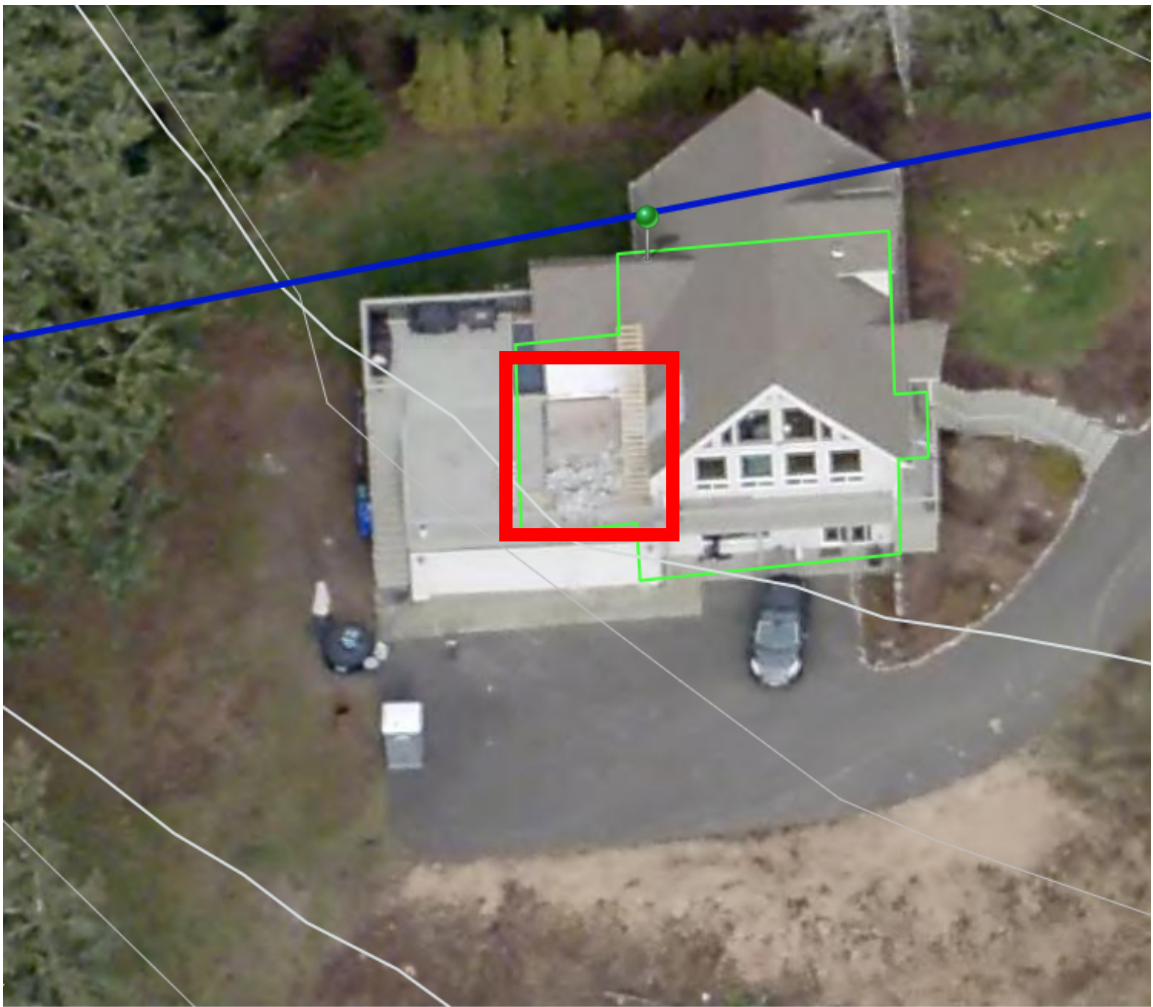
Within 30 days of the date of the order, obtain required permits to permit all plumbing, mechanical, electrical and building permits on the subject property and schedule all inspections within 30 days of the permits being issued.



view 201
e) ▾ Nov 2020 - Jan 2021 ▾ < image 1 of 2 > 11/09/2020



Dec 2021 - Mar 2022 ▾ < image 1 of 20 > 01/28/2022



Dec 2022 - Apr 2023 ▾ < image 1 of 9 > 01/31/2023



view
e) ▾ Aug 2023 - Sep 2023 ▾ < image 1 of 10 > 09/06/2023



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 6, 2025

Sean S & Nicola Stringer
27902 SE Gerber Ct.
Eagle Creek, OR 97022

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the
 Clackamas County Code**

Site Address: 27902 SE Gerber Ct. Eagle Creek, OR 97022
Legal Description: T2S, R3E, Section 24A, Tax Lot 201

It has come to the attention of Clackamas County Code Enforcement that an addition to the single family home may have been done without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 of the Clackamas County Code.

Please contact Diane Bautista, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.
E-mail address is dianebau@clackamas.us
Telephone number is 503-742-4459.

**Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

Department of Transportation and Development

Nondiscrimination Policy:

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¡LE DAMOS LA BIENVENIDA! Spanish

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ДОБРО ПОЖАЛОВАТЬ! Russian

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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

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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

January 13, 2025

Sean and Nicola Stringer
27902 SE Gerber Court
Eagle Creek, OR 97022

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

VIOLATION: V0000625

SITE ADDRESS: 27902 SE Gerber Ct., Eagle Creek, OR 97022

LEGAL DESCRIPTION: T2S, R3E, Section 24A, Tax Lot 00201

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

- Addition to single family residence without permits

VIOLATIONS & HOW TO RESOLVE

Addition to single family residence without permits

An addition to the single family residence without permits constitutes a violation of Clackamas County Code Building Code, Title 9.02.040 (B), (C), (D) and (E). Please complete the following **no later than February 13, 2025**:

- Contact the Building Department at 503-742-4240 regarding Plan Review submittal requirements and submit the building permit application and appropriate fee(s).
 - 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.

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 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
Code Enforcement 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 \$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 Beavercreek 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.

File No.: 22-388198

Clackamas County Official Records
Sherry Hall, County Clerk

2022-032007

06/03/2022 11:47:02 AM

D-D Cnt=1 Stn=7 LISA
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

Grantor
Jason Allen Cushman and Jennifer M. Cushman
Grantee
Sean S Stringer and Nicola Stringer
After recording return to
Sean S Stringer and Nicola Stringer 27902 SE Gerber Ct Eagle Creek, OR 97022
Until requested, all tax statements shall be sent to
As Above
Tax Acct No(s): 23E24A 00201, 00635726

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Jason Allen Cushman and Jennifer M. Cushman, Grantor(s) convey and warrant to Sean S Stringer and Nicola Stringer, as tenants by the entirety, 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 **\$835,000.00**. (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.

WFG Title 22-388198 550 88

Executed this 1 day of ^{June}~~May~~, 2022

Jason Allen Cushman
Jason Allen Cushman

Jennifer M. Cushman
Jennifer M. Cushman

STATE OF OREGON
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 1 day of ^{June}~~May~~, 2022 by Jason Allen Cushman and Jennifer M. Cushman.

Jeff Scott Iburg
Notary Public for Oregon

My Commission Expires: 3-4-23

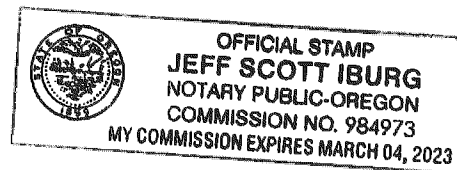


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2, Eagle Creek Meadows, in the County of Clackamas and State of Oregon, lying Southerly of the following described line:

Beginning at the point that bears South $0^{\circ}19'14''$ West 241.47 feet from the Northwest corner of said Lot 2; thence Easterly to a point on the East line of said Lot 2 that bears South $9^{\circ}42'10''$ West 162.40 feet and thence 49.34 feet along the Arc of a 50 foot radius curve to the Left through a central angle of $106^{\circ}11'44''$ from the Northeast corner of said Lot 2, said point being on the center line Cul-De-Sac known as Gerber Court.



Citation No. 2500006

Case No. V0000625

ADMINISTRATIVE CITATION

Date Issued: March 24, 2026

Name and Address of Person(s) Cited:

Name: Sean Stringer
Name: Nicola Stringer
Mailing Address: 27902 SE Gerber Ct.
City, State, Zip: Eagle Creek, OR 97022

Date Violation(s) Confirmed: On the 24th day of March, 2026 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): 27902 SE Gerber Ct., Eagle Creek, OR 97022

Legal Description: T2S, R3E Section24A, Tax Lot(s) 00201

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) Failure to obtain permits and final approved inspections for an addition to a single family residence

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: Diane Bautista
Telephone No.: 503-742-4459

Date: March 24, 2026
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 Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance 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: _____