



NOTICE OF HEARING

October 6, 2025

Stephen Doss & Karen Hebert-Doss
7931 SE Glencoe Rd.
Milwaukie, OR 97222

RE:: County of Clackamas v. Stephen Doss & Karen Hebert-Doss
File: V0030122

Hearing Date: October 28, 2025

Time: This item will not begin before 11:30 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 Kimberly Benthin, Code Compliance Specialist for Clackamas County at (503) 742-4457, 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 Zoom invite has been emailed to highergroundmedia777@gmail.com. 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 or mail your evidence to Kimberly Benthin at KimBen@Clackamas.us or 150 Beaver Creek 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 Kimberly Benthin at 503-742-4457 **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 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/81258088275?pwd=psX1srPtWYbybdz07QiXZbXektfZXT.1>

Passcode:531119

Join via audio:

+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

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+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

Webinar ID: 812 5808 8275

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

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

CLACKAMAS COUNTY,

Petitioner,

v.

STEPHEN DOSS and
KAREN HEBERT-DOSS,

Respondents.

File No: V0030122

COMPLAINT AND REQUEST FOR HEARING

I, Kimberly Benthin, Code Enforcement Specialist for Clackamas County,
allege the following:

1.

Respondents mailing address is: 7931 SE Glencoe Rd., Milwaukie, OR
97222.

2.

The Respondents own/owns or occupies the address or location of the
violations of law alleged in this Complaint 7931 SE Glencoe Rd., Milwaukie, OR 97222,
also known as T1S, R2E, Section 29DD, Tax Lot 01302, and is located in Clackamas
County, Oregon. The property is zoned Section 315 High Density Residential (HDR)
and is the location of violations asserted by the County.

3.

On or about the 10th day of August, 2022, and on or about the 26th day of
August, 2025, the Respondents violated the following laws, in the following ways:

Respondents violated Title 9 of the Clackamas County Code the Application and Enforcement of the Clackamas County Building Code, Chapter 9.02.040, (A,B,C,D,E) by converting the garage to a new use without the completion of permits or inspections. Electrical, plumbing and footing permits are also incomplete.

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 10th day of August, 2022 and Administrative Citation #2200301-1 dated August 26, 2025. A copy of the notice documents are attached to this Complaint as Exhibits D and O respectively, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter. Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the Title 9 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; and

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:

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

DATED THIS 1st day of October, 2025.



Kimberly Benthin
Code Enforcement Specialist
For Clackamas County

COUNTY OF CLACKAMAS,

Petitioner,

File No.: V0030122

v.

STEPHEN DOSS and
KAREN HEBERT-DOSS,

STATEMENT OF PROOF

Respondents.

History of Events and Exhibits:

July 26, 2022 Exhibit A	Clackamas County received a complaint alleging a garage door was replaced with a man-door, new electrical installed, may have re-installed appliances for the Accessory Dwelling Unit (ADU) and chickens roaming the yard.
April 15, 2020 Exhibit B	A review of the record shows this address had a complaint of a similar violation of an unpermitted ADU.
July 27, 2022 Exhibit C	Correspondence was mailed to the Respondents requesting contact regarding the alleged violations.
August 1, 2022	Respondent Steve Doss met Code Enforcement Specialist (CES) Jennifer Kauppi in the permit lobby. He explained they did take out the garage door and added a man door and window. They also installed an electrical outlet on the outside of the garage. Respondent Doss explained they have two chickens they allow to roam outside of the coop. CES Kauppi explained the ordinance for the poultry.
August 1, 2022	Electrical Permit E0487322 was submitted to install 1 branch circuit for exterior outlet. Structural Permit B0477922 was submitted to frame in Garage door and create man door and window for storage – no habitable space.
August 9, 2022	Respondent Steve Doss left a voice mail message for CES Kimberly Benthin stating he rehomed the chickens. He also stated that the garage door removal permit has been submitted as well as the electrical permit. CES Benthin attempted to return the call but there was no answer and left a message.

August 10, 2022 Exhibit D	Facts of the alleged violation were reviewed, the violation verified, and Notice of Violation mailed to the Respondents requesting completion of permits and inspections to resolve the violations. The Notice was mailed via first class mail and was not returned.
September 8, 2022 Exhibit E	Electrical Permit E0487322 for an exterior outlet received an approved final inspection.
February 7, 2023	Permits, unrelated to the violations, RE003223 and E0076123 for a Solar Roof mount were submitted. Approved final inspections occurred on February 21, 2023.
February 15, 2023 Exhibit F	Respondent and CES Benthin exchanged emails regarding the unresolved violations. Respondent stated they would soon be upgrading the garage to habitable space.
March 21, 2023 Exhibit G	Respondent Steve Doss and CES Benthin exchanged emails regarding permits.
May 26, 2023	Rick Taylor phoned and left a voice mail message regarding this address. CES Benthin attempted to return the call however, the voice mail box was full.
May 26, 2023 Exhibit H	An inspection occurred for Permit # B0477922 for the man door and window replacement of the garage door. The inspection did not pass. This is the only inspection that has occurred for this permit.
May 13, 2024	Plumbing permit P0371724 for a backflow preventer for irrigation was submitted.
May 21, 2024 Exhibit I	An inspection occurred for permit P0371724. This permit has not been completed.
March 10, 2025	Submittal for permit # B0329925 for a 'Footing under existing garage conversion to storage space" began.
June 12, 2025 Exhibit J	CES Benthin performed an inspection. Photos were taken of the structure. The garage door location has a French door.
July 19, 2025 Exhibit K	Respondent Steve Doss sent an update via email to CES Benthin.

July 23, 2025 Exhibit L	In response to the Respondent's July 19 th email a Notice of Violation was mailed detailing the incomplete permits and steps to abate the violations. The Notice of Violation was mailed via first class mail.
July 28, 2025 Exhibit M	Respondent Steve Doss replied to the July 23 rd correspondence by email. CES Benthin emailed the Respondent and clarified a question regarding an electrical permit.
August 13, 2024 Exhibit N	Electrical permit E1915024 was issued for 'extend existing circuit for lighting and receptacles in existing garage location - hot tub circuit - 20 amp 120 volt'. A single inspection occurred on August 19, 2024.
August 26, 2025 Exhibit O	Citation # 2200301-1 was issued for the priority 1 building code violations and sent via first class mail. The first class mail was not returned. This citation has not been paid.
August 28, 2025	Respondent Steve Doss left a voice mail message for CES Benthin. He stated he has been begging his contractor to go into the County to straighten things out. He said he is trying to do the right thing. On September 3, 2025 CES Benthin attempted to return the call but was not able to leave a message.
September 10, 2025	Rick Taylor was in the permits lobby to speak with Planning and also spoke with CES Shane Potter. Mr Taylor explained he does not know why a change of use is required. They are going from a garage space to storage.
September 15, 2025 Exhibit P	Rick Taylor sent an email to CES Benthin providing an update on his efforts with permitting.
September 15, 2025 Exhibit Q	Respondent Steve Doss sent an email to the Code Enforcement department email inbox a letter of dispute. CES Benthin responded and noted that she had received a single email from his contractor Rick Taylor just that morning. Emails were exchanged and it was determined that October 28 th would be the most convenient date to set a hearing.
September 29, 2025 Exhibit R	A review of the record shows that no further progress has been made on the permits, and construction has been completed without permits or inspections.
October 1, 2025	The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the building code exists on the subject property, the County would request a Continuing Order be issued requiring the Respondent to complete permits for the unpermitted construction in accordance with what is allowed and/or authorized per the zoning applied to this lot.

Within 15 days of the date of the Continuing Order

- Permit # P0371724 for a backflow preventer must be renewed.
- Permit # E0487322 to extend circuit for lighting and receptacles in existing garage location – hot tub circuit must be renewed.
- Permit # B0477922 for framing in garage door to create man door and window for storage. – No habitable space. This permit appears to be replaced by permit # B0329925. Respondent must either complete, modify or void this permit.
- Complete the submittal for permit # B0329925 for footing under existing garage conversion to storage space and a new French door.
- Submit a new permit or modify a current building permit to review and authorize the change of use of the structure.

For all above permits and any additional required permits, complete the following:

- Respond to requests for clarification or additional information from permitting staff and/or inspectors within 15 days of receiving such request.
- The permit(s) must have fee(s) paid in full within ten days of your being notified by Building Codes in order to prevent delay of the issuance of permits.
- Within 30 days of must receive all required inspections. within 30 days of the date of the permits renewal or issuance all permits above

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

- Payment of Citation No. 2200301-1 for \$514.00 for the Priority 1 Building Code violation.
- Assessment of a civil penalty between \$1,000.00 and \$3,500.00 for the Priority 1 Building Code violation for date cited, August 26, 2025.
- Assessment of an administrative compliance fee calculated at the rate of \$75.00 per month starting August 2022 through June 2025, subtotaling \$2,625.00.
- Assessment of an administrative compliance fee calculated at the rate of \$100 per month starting July 2025 through end of October 2025, subtotaling \$400.00.
- The County is requesting a reduction of \$2,100.00 in the assessed administrative compliance fee due to 28 of months of inactive code

enforcement activity and is seeking a total administrative compliance fee of \$925.00.

- 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 Respondent from violating these laws in the future.
- If the Compliance Hearings Officer imposes penalties, fines and fees. The County would also ask the Hearings Officer to order reimbursement for any expense the County incurs in collection of those monies, per Clackamas County Code Chapter 2.07.090(6)



150 Beaver Creek Rd
Oregon City, OR 97045
503-655-8671

[Home](#)[Help](#)[Login](#) [Logoff](#)[Property Search](#) > [Search Results](#) > Property Summary

Property Account Summary

7/26/2022

Account Number	01336307	Property Address	7931 SE GLENCOE RD , MILWAUKIE, OR 97222
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General Information

Alternate Property #	12E29DD01302
Property Description	417 PARK VIEW ACRES PT LTS 84&85
Last Sale Price	\$1.00
Last Sale Date	04/19/2022
Last Sale Excise Number	411374
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	012-230
Remarks	

Property Characteristics

Neighborhood	11051: Overland Park 100, 101
Land Class Category	101: Residential land improved
Building Class Category	13: Single family res, class 3
Year Built	1946
Change property ratio	1XX

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1712	0 X 0	1946	35	1.0	3	2	0

Parties

Role	Percent	Name	Address
Taxpayer	100	DOSS STEPHEN & KAREN HEBERT-DOSS	7931 SE GLENCOE RD, MILWAUKIE, OR 97222
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	DOSS STEPHEN & KAREN HEBERT-DOSS	7931 SE GLENCOE RD, MILWAUKIE, OR 97222

Property Values

Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
AVR Total	\$152,122	\$147,692	\$143,391	\$139,215	\$135,160

Exhibit A Page 1 of 5



02554970202200214310040047

\$108.00

04/11/2022 03:54:39 PM

D-D Cnt=1 Stn=2 COUNTER3
\$20.00 \$16.00 \$62.00 \$10.00

Prepared By

Stephen Doss
7931 SE Glencoe Road
Milwaukie, Oregon
97222



After Recording Return To

And tax statements to:
Stephen Doss *and Karen Hebert - Doss*
7931 SE Glencoe Road
Milwaukie, Oregon
97222

Space Above This Line for Recorder's Use

OREGON QUIT CLAIM DEED

State of Oregon

Clackamas County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Stephen Doss and ~~Karen Hebert-Doss, a married couple~~, residing at 7931 SE Glencoe Road, Milwaukie, Oregon, 97222.

The receipt whereof is hereby acknowledged, the undersigned hereby releases and quitclaims to Stephen Doss and Karen Hebert-Doss, a married couple, residing at 7931 SE Glencoe Road, Milwaukie, Oregon, 97222 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Clackamas County, Oregon, to-wit:

Map Number: 12E29DD
Tax Lot Number: 12E29DD01302
Parcel Number: 01336307

Document Number: ~~2018-071933~~ 2017-43906

Census Tract: ~~021601~~

Landclass: 101

(NOT a good description)

12E29DD01302 01336307

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

& POST TO: 12E29DD01300 00067046

(GRANTOR NOT OWNER)

MN

Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Grantor's Signature  Date April 11 2022

Print Name: Stephen Doss

Address: 7931 SE Glencoe Road, Milwaukie, Oregon, 97222

Grantor's Signature  Date April 11 2022

Print Name: Karen Hebert-Doss

Address: 7931 SE Glencoe Road, Milwaukie, Oregon, 97222

State of Oregon)

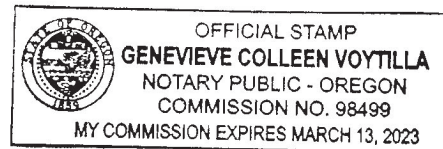
County of Clackamas)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Doss and Karen Herbert Doss whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11 day of April, 2022.

Genevieve Colleen Voytilla (SEAL)
Notary Public

My Commission Expires: March 13, 2023



Clackamas County

Tel: Inspection: 503-742-4720

Location:

7931 SE GLENCOE RD, MILWAUKIE,
Clackamas, OR, 97222, USA

Inspection Date:

June 5, 2020 at 1:41:50 PM

Record Type:

Code Enforcement - Violation

Record ID:

V0012820

Inspection Type:

270 Miscellaneous/Consultation

Inspector:

Jason Warner

Result:

In Violation

Comments:

The building is not a duplex.

There is an attached ADU between laundry room and garage. ADU has bathroom w/ mechanical ventilation. ADU kitchen has range, but does not have range hood exhaust. Countertop space is less than 10' long.

- 1) Explore zoning requirements through Planning & Zoning Department, to determine ADU allowance.
- 2) Install smoke and CO alarms where required., R314/R315
- 3) If ADU range is allowed through planning, install range hood exhaust w/ ducting to the outdoors., M1501.1/ M1503.1
- 4) Install 1/2 gypsum and fire tape on garage side of dwelling-garage separation., R302.5.1.1
- 5) Install 20 min. fire rated door @ dwelling-garage separation., R302.6
- 6) Obtain County permit for the above., R105.1



June 08, 2020

Stephen Doss
PO Box 66216
Portland, OR 97290

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

Site Address: 7931 SE Glencoe Rd, Milwaukie OR 97222

Legal Description: T1S, R2E, Section 29DD, Tax Lot 01302

Steve, this Violation Letter is very similar to the one you received prior for the occupied garage, but applies to the section of your house you refer to as a studio apartment.

VIOLATION & HOW TO RESOLVE

Zoning- Accessory Dwelling Unit

The full kitchen in the studio apartment (2nd full kitchen in the house) classifies it as a second dwelling, which is not allowed in this zone and is in violation of the Zoning Ordinance Title 12, section 315. Planning has reviewed Assessors and permit history and determined there is no information to show that a conversion to an ADU was ever approved. You must abate the violation by completing the following **no later than July 10, 2020**:

1. Remove the full size refrigerator and oven **and**;
2. Obtain an electrical permit to decommission the 220V, then decommission the 220v, **and**;
3. Schedule an inspection to "Final electrical permit and confirm 1 & 2 are complete.

Building- work done without permits

A Building Inspector met with you on June 5, 2020. During this inspection, mechanical ventilation was observed in the ADU. No permits were found for this. Also, the range (stove) in the ADU did not have a hood exhaust w/ ducting to the outdoors, which would be needed, if the ADU was allowed. These are in violation of Clackamas County Building Code Title 9.02.040. You must abate the violation by completing the following **no later than July 10, 2020**:

1. Obtain a mechanical permit for the ADU bathroom fan or remove the fan **and**;
2. Remove the ADU range (stove), obtain an electrical permit to decommission it, then decommission the 220v **or**;

3. If Planning allows the ADU and the range (stove) to remain, you will need to obtain a mechanical permit and then install hood exhaust w/ ducting to the outdoors.

Due to the COVID-19 Pandemic, County Buildings are closed to the public. However, Clackamas County is still serving the public. Permits can be applied for online and staff can be reached via email to assist and/or answer questions. If you do not have email access, you can call and leave a message, but there will be a delay in response time.

Permits (Building): bldservice@clackamas.us or 503-742-4240

Planning (Zoning): zoninginfo@clackamas.us or 503-742-4500

Code Enforcement: MBarnes@clackamas.us or 503-742-4759



Michael Barnes
Code Enforcement Specialist
Clackamas County Code Enforcement

Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.

Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.

Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.

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

Clackamas County Inspection History for Record #B00

Applicant Name:

Work Description: V0012820 - INSTALL BATHROOM EXHAUST FAN

Address: 7931 SE GLENCOE RD, MILWAUKIE, OR 97222

Inspection Date	Inspection Type	Inspector	Status	Comments
2/23/2021 2:58:52 PM	298 Mechanical Final	Jason Warner	No Access	Date: 2/23/2021 Please provide access and schedule another
3/1/2021 1:04:10 PM	298 Mechanical Final	Jason Warner	Approved	Date: 3/1/2021 Fan & associated duct

Clackamas County
Inspection History for Record #E0

Applicant Name: DOSS STEPHEN

Work Description: V0012820 - DECOMMISSION 220 OUTLET IN ROOM ADDITION

Address: 7931 SE GLENCOE RD, MILWAUKIE, OR 97222

Inspection Date	Inspection Type	Inspector	Status	Comments
9/25/2020 11:44:23 AM	199 Electrical Final	John Allen	Approved	Date: 9/25/2020

Clackamas County
Inspection History for Record #P0

Applicant Name: STEPHEN DOSS

Work Description: V0012820 - ADDITION OF BATHTUB TO EXPANDED RESTROOM

Address: 7931 SE GLENCOE RD, MILWAUKIE, OR 97222

Inspection Date	Inspection Type	Inspector	Status	Comments
10/26/2021 11:07:53 AM	399 Plumbing Final	Kevin Drake	Approved	Date: 10/26/2021



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

July 27, 2022

Stephen Doss & Karen Hebert-Doss
7931 SE Glencoe Rd
Milwaukie, OR 97222

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

Site Address: 7931 SE Glencoe Rd., Milwaukie, OR 97222
Legal Description: T1S, R2E, Section 29DD, Tax Lot 01302

It has come to the attention of Clackamas County Code Enforcement that you may be maintaining chickens that are not properly housed on the above referenced property.

In addition, you may currently be infilling a garage door into a man door and electrical installation on the garage without the benefit of permits.

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

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

E-mail address is kimben@clackamas.us

Telephone number is 503-742-4457

**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:

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.



August 10, 2022

Violation File No.# V0030122

Steven Doss & Karen Hebert-Doss
7931 SE Glencoe Rd
Milwaukie, OR 97222

**Subject: Violations of the Clackamas County Building Code Title 9
Chapter 9.02.040(A, D, E) and the Zoning and Development
Ordinance Section 315**

Site Address: 7931 SE Glencoe Rd., Milwaukie, OR 97222
Legal Description: T1S, R2E, Section 29DD, Tax Lot 01302

This letter is in follow up to a complaint the County received and Mr. Doss' voice mail message he left on August 9th, regarding the unpermitted construction on single family residence without benefit of permits and inspections, and poultry on site.

The zoning applied to your property is District High Density Residential (HDR), Section 315 of the Clackamas County Zoning and Development Ordinance. Livestock and poultry are prohibited in this zoning district. It is my understanding that you have chosen to abate the violation of the Zoning and Development Ordinance regarding the poultry by removing them.

The unpermitted remodel of the garage without permits is a violation of Chapter 9.02 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code. Per your voice mail message I understand that you have already begun the process for the conversion. Permits # E0487322 and B0477922 have been submitted.

In order to fully abate the Building Code violations, the following must be completed:

- Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request for the two permit submittals.
- The permits must have fees paid in full within ten days of your being notified by Building Codes in order to prevent delay of the issuance of permits.
- Schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permits.

The submitted permit documents will be subject to the review and approval of the Planning and Zoning Division. The construction and use must meet the requirements and standards of the zoning district applied to the subject property. If you have questions please contact: Planning and Zoning Division at 503-742-4500 or zoninginfo@clackamas.us.

If you have questions concerning the building permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, or via email at bldservice@clackamas.us. You may also find information on the County's website at <https://www.clackamas.us/building>.

You may also visit the County's offices at 150 Beavercreek Road, Development Services Building, Oregon City. The lobby hours are open between the hours of 8 a.m. to 4 p.m., Monday – Thursday the building is closed to the public on Fridays. The public is encouraged to take advantage of the services available online, by phone or by email. It is recommended that you check the Clackamas County webpage for hours of operation before visiting.

If you need to contact me, my contact number is 503-742-4457 or by email kimben@co.clackamas.or.us.

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read 'Kimberly Benthin', is positioned above the printed name.

Kimberly Benthin
Code Enforcement Specialist
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 \$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.

Clackamas County Inspection History for Record #E0

Applicant Name: STEVE DOSS

Work Description: V0030122 INSTALL 1 BRANCH CIRCUIT FOR EXTERIOR OUTLET

Address: 7931 SE GLENCOE RD, MILWAUKIE, OR 97222

Inspection Date	Inspection Type	Inspector	Status	Comments
8/2/2022 2:06:13 PM	199 Electrical Final	Douglas Rudisel	Denied	Date: 8/2/2022 1. WIRE OUTSIDE SH BE IN A BOX
8/18/2022 2:55:03 PM	199 Electrical Final	Alan Davidson	Denied	Date: 8/18/2022 Not ready for final. All splices need to be
9/8/2022 10:52:26 PM	199 Electrical Final	Alan Davidson	Approved	Date: 9/8/2022

Benthin, Kim

From: STEVE DOSS <steve_hgs@comcast.net>
Sent: Thursday, February 16, 2023 1:11 PM
To: Benthin, Kim
Subject: RE: Violation Number V0030122

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

Thank you Kim, the garage enclosure was completed several months ago and permit fee paid. I will follow up with scheduling inspection and the new permit tomorrow.

As far as the chickens go, I believe I spoke to you directly re finding another home for the chickens back in August when I was in your office working at obtaining the permits. You are welcome to inspect the property at any time.

Thanks so much
Steve Doss

On 02/16/2023 7:54 AM Benthin, Kim <kimben@clackamas.us> wrote:

Good morning Mr. Doss,

Thanks for reaching out!

In regards to the chickens, I simply need to do an inspection to confirm the chickens, or lack thereof, are compliant.

The building code violations are not resolved until they receive all inspections including the final approved inspection.

Your permit # B0477922 was issued but has received no inspections.

The electrical permit # E0487322 for "Install 1 branch circuit for exterior outlet", did receive an inspection and was finalled.

As a reminder I have attached the violation letter that I mailed to you August 10, 2022.

The letter does state that all inspections including the final inspection must be obtained within 45 days. We are long past that.

You noted that you will soon be getting a permit to convert the garage into habitable space . You might check with the Building Codes Department and see if you can add that to the current permit # B0477922.

Kimberly Benthin

Code Enforcement Specialist

Code Enforcement Section

Clackamas County Department of Transportation and Development

kimben@clackamas.us • phone: 503.742.4457 • Development Services Building • 150 Beavercreek Road • Oregon City, OR 97045

Please check the Clackamas County webpage for Clackamas County building hours of operation. The Clackamas County Development Services Building lobby hours are Monday, Tuesday and Thursdays 8:00 AM to 4:00 PM. The Development Services Building is **closed to the public on Wednesdays and Fridays** but we are available by phone and email. If you have general questions, you can also contact our main customer service desk at 503-742-4400 or via email at DTDCustomerInfo@clackamas.us

From: STEVE DOSS <steve_hgs@comcast.net>
Sent: Wednesday, February 15, 2023 6:54 PM
To: Benthin, Kim <KimBen@clackamas.us>
Subject: Violation Number V0030122

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

Hello Kim,

I have some concerns regarding the above mentioned violation at 7931 SE Glencoe Road, Milwaukie, OR 97222.

I was under the impression that all of the requirements mentioned in this violation are taken care of. The chickens have been rehomed and the electrical and building enclosure permits have been taken care of. We will be soon obtaining another permit to upgrade the garage in habitable space.

Please explain why this violation is still pending and what I need to do to resolve the issue.

Many thanks,

Stephen Doss

503-890-0453

Benthin, Kim

From: Benthin, Kim
Sent: Tuesday, March 21, 2023 3:50 PM
To: STEVE DOSS
Subject: RE: Violation Number V0030122

Steve,

I am so sorry to hear that she was refused service! Who did your wife speak with? What was her question?

I am happy to help you through the permitting process for the garage. But you certainly are not limited to me! The Building Dept staff should be able to help you. I will follow up on that. You will have to answer other departments questions in order to get the permit through the process.

Also – licensed contractors are usually very knowledgeable with the permitting process. He or she may also be able to help you.

Let me know what I can do to help!

Kimberly Benthin
503-742-4457
Clackamas County

From: STEVE DOSS <steve_hgs@comcast.net>
Sent: Tuesday, March 21, 2023 3:42 PM
To: Benthin, Kim <KimBen@clackamas.us>
Subject: RE: Violation Number V0030122

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

Hello Kim,

I know it has been a while. However, I have attempted several times to get things straightened out with the permit for the garage but been redirected to different departments. My wife went down to your office today and was refused service and told we can only work directly with you.

We are still having a licensed contractor work on making the garage a habitable space within the next month.

Can you please help send us the right direction? I really do want to make sure this issue and all issues are resolved.

Thank you so much for your help.

Clackamas County
Inspection History for Record #B0

Applicant Name: Steve Doss

Work Description: V0030122 - FRAMING IN GARAGE DOOR TO CREATE MAN DOOR AND WINDOW FOR STORAGE SPACE

Address: 7931 SE GLENCOE RD, MILWAUKIE, OR 97222

Inspection Date	Inspection Type	Inspector	Status	Comments
5/26/2023 12:00:00 AM	225 Framing	Don Countryman	Denied	1) Bottom plate against 2) Install trimmer next 3) Attach bottom plate 4) Nail exterior sheat

Clackamas County

Inspection History for Record #P03

Applicant Name: DOSS STEPHEN & KAREN HEBERT-DOSS

Work Description: BACKFLOW PREVENTER FOR IRRIGATION SYSTEM

Address: 7931 SE GLENCOE RD, MILWAUKIE, OR 97222

Inspection Date	Inspection Type	Inspector	Status	Comments
5/21/2024 12:00:00 AM	370 Backflow Device	Kevin Drake	Approved	Ok to cover Provide approved bac Can email Kdrake@cl



Benthin, Kim

From: Doss View Media <highergroundmedia777@gmail.com>
Sent: Saturday, July 19, 2025 12:58 AM
To: Benthin, Kim
Subject: Update on Violation Number V0030122
Attachments: Application.pdf

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



This message needs your attention

- This is a personal email address.
- This is their first email to your company.

Report this Email or Mark as Safe

Powered by Mimecast

Dear Ms. Benthin,

I'm writing regarding Violation Number V0030122. The three items listed in the notice have been addressed as follows:

1. **Chickens on the Property** – The chickens were relocated to a friend's property within one week of receiving the violation notice. I also spoke with you in person about this issue on August 1, 2022, the same day I applied for the electrical permit.
2. **Electrical Work** – Permit Record E0487322 shows that the project has been inspected and approved. For your reference, I've attached a PDF of the application submitted on August 1, 2022.
3. **Mechanical Permit for Garage Conversion** – R. Taylor Construction is currently in the process of converting our garage into a habitable space. To my understanding, the final permit needed is for the footing.

The good news is that these matters are either resolved or nearing completion. Thank you so much for your patience and understanding throughout this process.

If you have any further questions or concerns, please don't hesitate to contact me via email or by phone at (503) 890-0453.

Warm regards,
Stephen Doss



July 23, 2025

Violation File No. #V0030122

Stephen Doss & Karen Hebert-Doss
7931 SE Glencoe Rd
Milwaukie, OR 97222

**Subject: Violations of the Clackamas County Building Code Title 9
Chapter 9.02.040(A, B, D, E)**

Site Address: 7931 SE Glencoe Rd, Milwaukie, OR 97222
Legal Description: T1S, R2E, Section 29DD, Tax Lot 01302

This is in follow up to your July 19, 2022 email regarding the compliance status of the above referenced property. The permits you mention in the email do not abate the Building Code violations related to the garage conversion.

Thank you for providing the application for the electrical permit E0487322 to “extend circuit for lighting and receptacles in existing garage location – hot tub circuit.” This electrical permit however, did not complete all required inspections and is currently expired.

Additionally, permit # P0371724 for a backflow preventer is also expired. The permit needs an approved backflow test report to successfully pass the final inspection.

A further review of the permits associated with the garage conversion reveals that Permit # B0477922 for “Framing in garage door to create man door and window for storage. – No habitable space.” is currently expired. This permit received 1 inspection and it was denied and had multiple corrections. Recently a site inspection noted that a glass French door is in this location and this configuration is consistent with the approved plans of this permit.

In your email you mention: “**Mechanical Permit for Garage Conversion** – R. Taylor Construction is currently in the process of converting our garage into a habitable space. To my understanding, the final permit needed is for the footing.”

There is no mechanical permit for the conversion of the garage into a habitable space, nor is there a change of use permit for the garage. The use of the garage to store cars ended when you removed the garage door, therefore a change of use permit is required. The permitting of the garage requires more than the permitting of the one footing.

The unpermitted work was completed without permits or inspections and is a violation of Chapter 9.02 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

Since R. Taylor Construction is in the process of converting your garage into habitable space – hopefully they are in the middle of this process.

It is important to note that the submitted permit documents will be subject to the review and approval of the Planning and Zoning Division. The construction and use must meet the requirements and standards of the zoning district applied to the subject property. If the construction that has occurred is not allowed by the Zoning and Development Ordinance permits may be required to return the structure to an allowed use. If you have questions please contact: Planning and Zoning Division at 503-742-4500 or zoninginfo@clackamas.us.

In order to abate the violations, please complete one of (or a combination of) the following options **not later than August 25, 2025**:

- Please submit, or have your professional submit, building permit application(s), appropriate fees(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws:
 - Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes in order to prevent delay of the issuance of permits.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Or:

- Remove the unpermitted construction. Please be advised that if you choose to do so – you will be required to obtain permits to confirm the remaining construction and utilities are code compliant.
 - Please submit, or have your professional submit, building permit application(s), technically complete plans and appropriate fee(s).
 - Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes in order to prevent delay of the issuance of permits.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Or:

- Submit an application for a demolition permit. Please be advised that if you choose to remove the structure and/or unpermitted construction – you may still be required to get permits to confirm construction and utilities were removed, or remain in compliance with the codes.

- The permit(s) 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 45 days of the date of receipt of your approved permit(s).
- Please call this office to schedule an inspection to confirm removal of structure and all debris.

For information on the permitting process please refer to the County's website at <https://www.clackamas.us/development-direct>.

If you have questions concerning the building permit requirements or the submittal process, please contact the Building Codes Division at 503-742-4240, or via email at bldservice@clackamas.us. You may also find information on the County's website at <https://www.clackamas.us/building>. You may visit the County's offices at 150 Beavercreek Road, Development Services Building, Oregon City. The lobby hours are open between the hours of 8 a.m. to 4 p.m., Monday, to Thursday. The building is closed to the public on Fridays, but we are available online and by phone. It is recommended that you check the Clackamas County webpage for hours of operation before visiting.

If you have any questions for me you may contact me at 503-742-4457 and my email is kimben@clackamas.us.



Kimberly Benthin
Code Enforcement Specialist
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 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 \$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.
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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.



Department of Transportation and Development

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¡LE DAMOS LA BIENVENIDA!

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ДОБРО ПОЖАЛОВАТЬ!

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 swilliams@clackamas.us или позвоните по телефону 503-742-4696.

欢迎!

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 swilliams@clackamas.us 或致电 503-742-4696。

CHÀO MỪNG!

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 swilliams@clackamas.us hoặc gọi điện thoại theo số 503-742-4696.

환영합니다.

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 swilliams@clackamas.us, 또는 전화 503-742-4696번으로 연락 주십시오.

Benthin, Kim

From: Benthin, Kim
Sent: Tuesday, July 29, 2025 6:48 AM
To: 'Doss View Media'
Subject: RE: Clarification Regarding Permit Concerns

Good morning Mr. Doss,

Thanks for replying!

I apologize. I referred to the incorrect electrical permit number. You are correct. Permit # E0487322 is complete. The permit number should be E1915024. It received one rough-in inspection and is currently expired.

Thanks.

Kimberly Benthin
503-742-4457
Clackamas County

From: Doss View Media <highergroundmedia777@gmail.com>
Sent: Monday, July 28, 2025 10:39 PM
To: Benthin, Kim <KimBen@clackamas.us>
Subject: Clarification Regarding Permit Concerns

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Hello Kimberly,

Thank you for bringing the issues related to Permit #P0371724 and #B0477922 to my attention. I will be addressing these matters directly with the contractor.

However, I'm a bit confused by the reference to Permit #E0487322. This particular permit was issued in direct response to Violation File #V0030122. It was applied for on August 1, 2022, and passed inspection on September 8, 2022. The description explicitly states that it pertains to the violation and specifically involves the installation of one branch circuit for an exterior outlet. Yes, the project required three inspections before it passed, but I saw it as a valuable learning experience and was grateful to have completed the work through the proper channels.

R. Taylor Construction was hired for other projects beginning in February 2023, five months after Permit #E0487322 was approved. Any electrical work performed after that time was part of entirely separate projects and completed by a licensed contractor. My wife and I have had a good working relationship with Mr. Taylor and have been pleased with the quality of his work. I want to be clear that I am not questioning his competency in any way. If I misunderstood which inspections were required, particularly regarding the footing, that was entirely my mistake.

As for the initial enclosure of the garage, my wife had intended to eventually make the space habitable. This contributed to some delays, as we both wanted the work done properly and up to code. I now realize that I was unknowingly negligent in following through with the required steps for the existing structure, including the change of use permit. That's why we've chosen to hire a professional to ensure the remainder of the work is completed correctly and in full compliance.

Thank you for your patience and understanding as we work to complete our final project and bring everything into compliance as needed.

Best regards,
Stephen Doss

Clackamas County

Inspection History for Record #E19

Applicant Name: Rick Taylor

Work Description: extend existing circuit for lighting and receptacles in existing garage location - hot tub circuit - 20 amp

Address: 7931 SE GLENCOE RD, MILWAUKIE, OR 97222

Inspection Date	Inspection Type	Inspector	Status	Comments
8/19/2024 12:00:00 AM	120 Rough-In/Cover	Javier Mendoza	Approved	



Citation No. 2200301-1

Case No. V0030122

ADMINISTRATIVE CITATION

Date Issued: August 26, 2025

Name and Address of Person(s) Cited:

Name: Stephen Doss and Karen Hebert-Doss
Mailing Address: 7931 SE Glencoe Rd
City, State, Zip: Milwaukie, OR 97222

Date Violation(s) Confirmed: On the 26th day of August, 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): 7931 SE Glencoe Rd, Milwaukie OR 97222

Legal Description: T1S, R2E Section 29DD, Tax Lot 01302

Law(s) Violated

- ☐ Chapter 7.03 of Clackamas County Code, Road Use, Section
- ☐ Chapter 9.01 of CCC Uniform Code for the Abatement of Dangerous Buildings, Section
- ☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A,B,C D,E)
- ☐ Chapter 9.03 of CCC Excavation and Grading, Section
- ☐ Chapter 10.03 of CCC Solid Waste and Wastes Management, Section 10.03.060 (A,B,C)
- ☐ Title 12 and 13 of CCC Zoning and Development Ordinance, Section
- ☐ Other law: _____

Description of the violation(s):

- 1) The permitting of the conversion of the garage to a new use has not had the permits and/or inspections completed. Electrical permit E1915024 is expired, P0371724 is expired. A footing permit for an entry roof for the garage conversion is incomplete.

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 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: Kimberly Benthin
Telephone No.: 503-742-4457

Date: August 26, 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: _____

Violation File # : V0030122

Benthin, Kim

From: Rick Taylor <Taycon@email.com>
Sent: Monday, September 15, 2025 9:58 AM
To: Benthin, Kim; highergroundmedia777@gmail.com
Subject: Regarding - 7931 SE Glencoe Rd , Milwaukie Oregon 97222

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Good Morning Kim ,

My name is Rick Taylor, I am working with the Doss family on their residential project. I am trying to help them confirm we are in compliance with any open items clackamas county has with them regarding their property. I was up at the building department getting help to confirm the building permit is getting processed. I have applied for the extension on the plumbing and electrical permits , to allow me to call for final. I already have had the required electrical inspections.

Please call me to coordinate and mitigate any concerns or out of compliance items on the listed property.

thank you for your help

Rick Taylor

360-601-5366

Benthin, Kim

From: Doss View Media <highergroundmedia777@gmail.com>
Sent: Monday, September 15, 2025 3:56 PM
To: Benthin, Kim
Cc: taycon@email.com
Subject: Re: Letter of Dispute – Violation #V0030122

Thank you.

On Mon, Sep 15, 2025 at 3:02 PM Benthin, Kim <KimBen@clackamas.us> wrote:

Ok! We will get it on the docket for you!

Kimberly Benthin

503-742-4457

Clackamas County

From: Doss View Media <highergroundmedia777@gmail.com>
Sent: Monday, September 15, 2025 3:01 PM
To: Benthin, Kim <KimBen@clackamas.us>
Cc: taycon@email.com
Subject: Re: Letter of Dispute – Violation #V0030122

The 28th works best for me.

On Mon, Sep 15, 2025 at 1:42 PM Benthin, Kim <KimBen@clackamas.us> wrote:

Mr. Doss,

Mr. Taylor attempted to reach me with an email – that you were copied on - sent just this morning at approximately 10am. In an attempt to keep us all on the same page – I am including him on this email response to you.

Mr. Taylor was not told that all communication must go through me. He appeared to be disputing the violation and he may have been directed to me for that discussion.

In your email below you are also disputing the violation. I will set a hearing for this violation file. Hearings are held via Zoom and are easy to attend, they usually take about a half hour. We have openings on the docket on October 21st and October 28th. Which date would be more convenient for you?

Sincerely,

Kimberly Benthin

503-742-4457

Clackamas County

From: Ferber, Christiane <CFerber@clackamas.us>
Sent: Monday, September 15, 2025 12:03 PM
To: Benthin, Kim <KimBen@clackamas.us>
Subject: FW: Letter of Dispute – Violation #V0030122

Good Morning Kimberly,

Please see below. I have saved to file and added note to Accela.

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: Doss View Media <highergroundmedia777@gmail.com>

Sent: Monday, September 15, 2025 11:46 AM

To: DTD-CodeEnforcement <CodeEnforcement@clackamas.us>

Subject: Letter of Dispute – Violation #V0030122

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

Letter of Dispute – Violation #V0030122

7931 SE Glencoe Road Milwaukie, OR 97222

To Whom It May Concern,

I am writing in response to the violation notice received from Clackamas County Code Enforcement on September 10, 2025, issued to Ms. Kim Benthin.

The violation identified three items:

1. Garage door being infilled
2. Electrical installed without a permit
3. Chicken roaming in yard

Two of these matters were addressed and resolved within weeks of receiving the notice. Regarding the garage, we made the decision to have the work completed by a licensed professional to ensure full compliance. Plans were submitted by R. Taylor Construction, and the project remains in progress under their supervision.

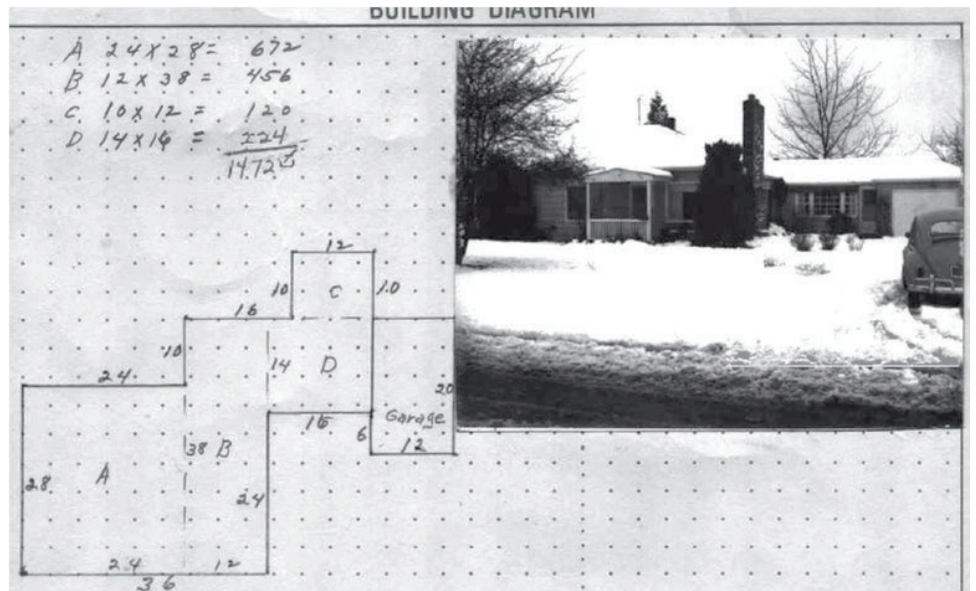
On September 11, Mr. Taylor met directly with the Permits Department regarding this matter. He also attempted to contact Code Enforcement and was advised that all communication must go through Ms. Benthin, as she is assigned to the case. Mr. Taylor has since attempted to reach her but has not received a response.

We respectfully dispute the inclusion of the garage issue as an unresolved violation. Action has been taken in good faith, under professional oversight, and in direct coordination with the County's permitting process. We request that this be reflected in the case record and that the matter not be considered a continuing violation while the permitted work is in progress.

Respectfully,
Stephen Doss



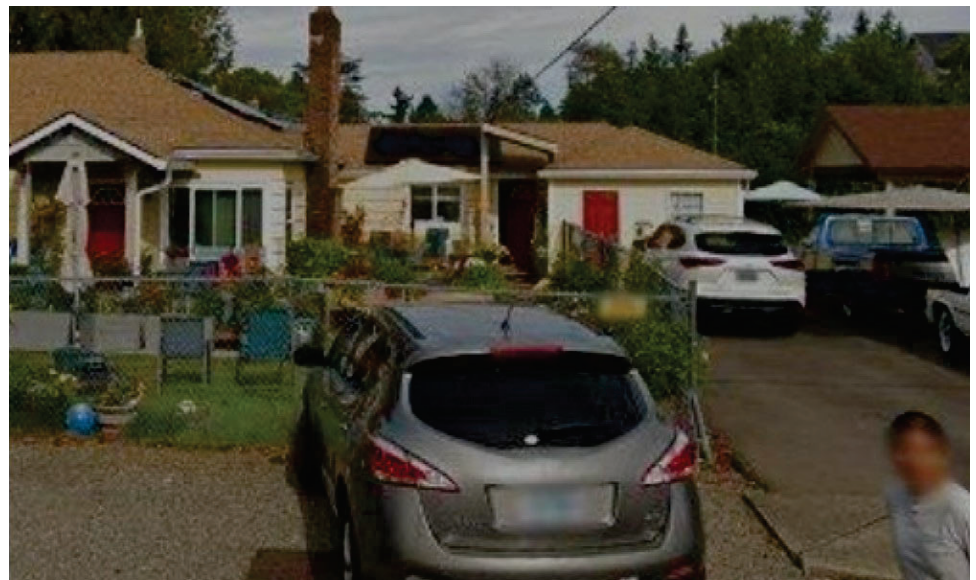
above taken approximately 2019 to 2020



Tax Assessor photo above taken sometime between 1971- 1987



2025 inspection



Google Earth Streetview taken after the 2023 permits for the Solar Roof