



## NOTICE OF RESET HEARING

February 19, 2026

Arturo R Ceja  
38537 SE Hudson Rd.  
Boring, OR 97009

**RE:** County of Clackamas v. Arturo R Ceja  
**File:** V0003320

**Hearing Date:** March 26, 2026

**Time:** This item will not begin before 9:30 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 Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, 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 20<sup>th</sup> 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.



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

If you would like to present evidence at the Hearing please email Shane Potter at [Spotter@clackamas.us](mailto:Spotter@clackamas.us) or mail your evidence to Shane Potter at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform, please contact Shane Potter at 503-742-4465 **within 3 calendar days of receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search of “how to use Zoom” and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

[https://clackamascounty.zoom.us/j/87084171880?pwd=jkw07jeuZswpUocWhi3MBvb73dMmoQ.](https://clackamascounty.zoom.us/j/87084171880?pwd=jkw07jeuZswpUocWhi3MBvb73dMmoQ.1)

1

Passcode:731192

Phone one-tap:

+12532158782,,87084171880# US (Tacoma) +13462487799,,87084171880# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 305 224 1968 US

+1 346 248 7799 US (Houston)

+1 309 205 3325 US

+1 408 638 0968 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 669 444 9171 US

+1 360 209 5623 US

+1 669 900 6833 US (San Jose)

+1 386 347 5053 US

+1 719 359 4580 US

+1 507 473 4847 US

+1 253 205 0468 US

+1 564 217 2000 US

+1 646 931 3860 US

+1 646 876 9923 US (New York)

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

Webinar ID: 870 8417 1880

International numbers available: <https://clackamascounty.zoom.us/j/ketmyF7mCW>

## 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](http://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](http://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](http://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](http://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](http://www.clackamas.us/transportation/nondiscrimination)

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

BEFORE THE COMPLIANCE HEARINGS OFFICER  
FOR THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

ARTURO R CEJA,

Respondent.

FILE NO(S): V0003320

COMPLAINT AND REQUEST FOR HEARING

I Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents' mailing address is: 38537 SE Hudson Rd., Boring, OR 97009.

2.

The Respondent owns and/or occupies the address or location of the violation(s) of law alleged in this complaint 38537 SE Hudson Rd., Boring, OR 97009, also known as T1S, R4E, Section 36, Tax Lot 02802, the property is zoned RRFF-5 (Rural Farm Forest 5 Acre) and is the location of violation(s) asserted by the County.

3.

On or about the 21<sup>st</sup> day of October, 2020 and 16<sup>th</sup> day of June, 2021, and on or about the 25<sup>th</sup> day of January, 2023, the Respondent violated the following laws, in the following ways:

Title 9 of the Clackamas County Building Code Section 9.02.040. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondent in the following manner: Violation notices dated October 21, 2020, and June 16, 2021 and Citation and Complaint #200033-1 on January 25, 2023. A copy of the notice documents are attached to this Complaint as Exhibits E, G and I, 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 Commissions. Said range for a Priority 1 for a Building Code violation being \$750.00 to \$1,000.00 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 29<sup>th</sup> day of January, 2026

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, sweeping initial "S".

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Shane Potter  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

File No.: V0003320

v.

ARTURO R CEJA,

Respondent.

STATEMENT OF PROOF

History of Events and Exhibits:

- |  |   |
|--|---|
| Exhibit A  | The Respondents' mailing address is 38537 SE Hudson Rd., Boring, OR 97009. The Respondent owns and/or resides on property located at 38537 SE Hudson Rd., Boring, OR 97009, also known as T1S, R4E, Section 36, Tax Lot 02802, located within Clackamas County. The parcel is zoned RRFF-5 (Rural Residential Farm Forest 5 Acre). Exhibit A page 2 is a map of the entire site while page 3 is a close-up view of the shop area. |
| January 23, 2020<br>And<br>February 18, 2020             | Clackamas County received complaints regarding nursery stock being brought on site and sold from this location and an apartment in the shop.  |
| February 18, 2020<br>Exhibit B                           | A letter of allegation regarding the zoning and building issues was mailed to the Respondent requesting contact within 10 days of the date of the letter. The letter was mailed first class mail, and the mail was not returned.  |
| March 13, 2020<br>Through<br>April 10, 2020<br>Exhibit C | Emails between Code Enforcement Specialist (CES) Shane Potter and Respondents spouse Carla Ceja. The emails confirm the violations regarding the sales on the lot and the use of the shop for a playroom.   |
| September 4, 2020<br>Exhibit D                           | Clackamas County Building Inspector Robert Fix conducted a site visit and found a bathroom installed, electrical work, mechanical work for a washer and dryer, but no bedroom was identified. Inspector Fix also stated if planning approves a playroom they will need to obtain plumbing, electrical, mechanical and a structural permit. Photos were taken by Inspector Fix and included in this exhibit.                       |

October 21, 2020 Exhibit E	CES Potter issued a Notice of Violation regarding nursery stock brought on site and being sold and permits required for work done in the pole building. The letter provided a deadline of November 21, 2020, to address the violations. The notice was mailed first class mail; the mail was not returned.
February 25, 2021 Exhibit F	CES Potter conducted a site visit and did not see any signs of nursery stock at that time of the inspection.
June 16, 2021 Exhibit G	CES Potter issued a Notice of Violation regarding nursery stock brought on site and sold without land use approval and for work occurring in the pole building without the benefit of permits. The letter provided a deadline of July 16, 2021, to address the violations. The notice was mailed first class mail; the mail was not returned.
June 21, 2022	CES Potter researched the file and did not find sufficient evidence that enough material was being sold from the site to be in violation of the County Zoning Ordinance. However, CES Potter did find that no permits have been approved for the work done inside the pole barn.
June 22, 2022 Exhibit H	CES Potter issued Citation No. 200033-1 for a Priority 1 Building Code violation for the electrical, plumbing and structural work done in the pole building without permits. The citation was mailed first class mail and the mail was returned.
January 6, 2023	Research shows the assessor record changed to show the city changed from Sandy Oregon to Boring Oregon.
January 25, 2023 Exhibit I	CES Potter resent Citation No. 200033-1 for a Priority 1 Building Code violation for electrical, plumbing and structural work done in the pole building without permits. The citation had a fine of \$500.00. The citation was mailed to the same address but with the Boring city mailing. The mail was not returned, and the citation has not been paid.
January 27, 2023	Respondent Arturo Ceja called and said he was not familiar with everything going on here. He said they had removed everything from the shop and put it back as it was. I explained he must obtain a permit for the electrical and plumbing removal. He said he would do that. I provided the phone number to permitting and then asked him to contact me when the inspections were completed.

July 26, 2024  
And  
September 20, 2024  
Exhibit J

Email exchange between CES Potter and Edgar Ceja regarding the requirements to bring the site into compliance.

May 14, 2025  
Exhibit K

CES Potter issued a letter providing another opportunity to resolve this issue before further enforcement action.

January 5, 2026

Clackamas 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 Final Order be issued requiring the Respondent:

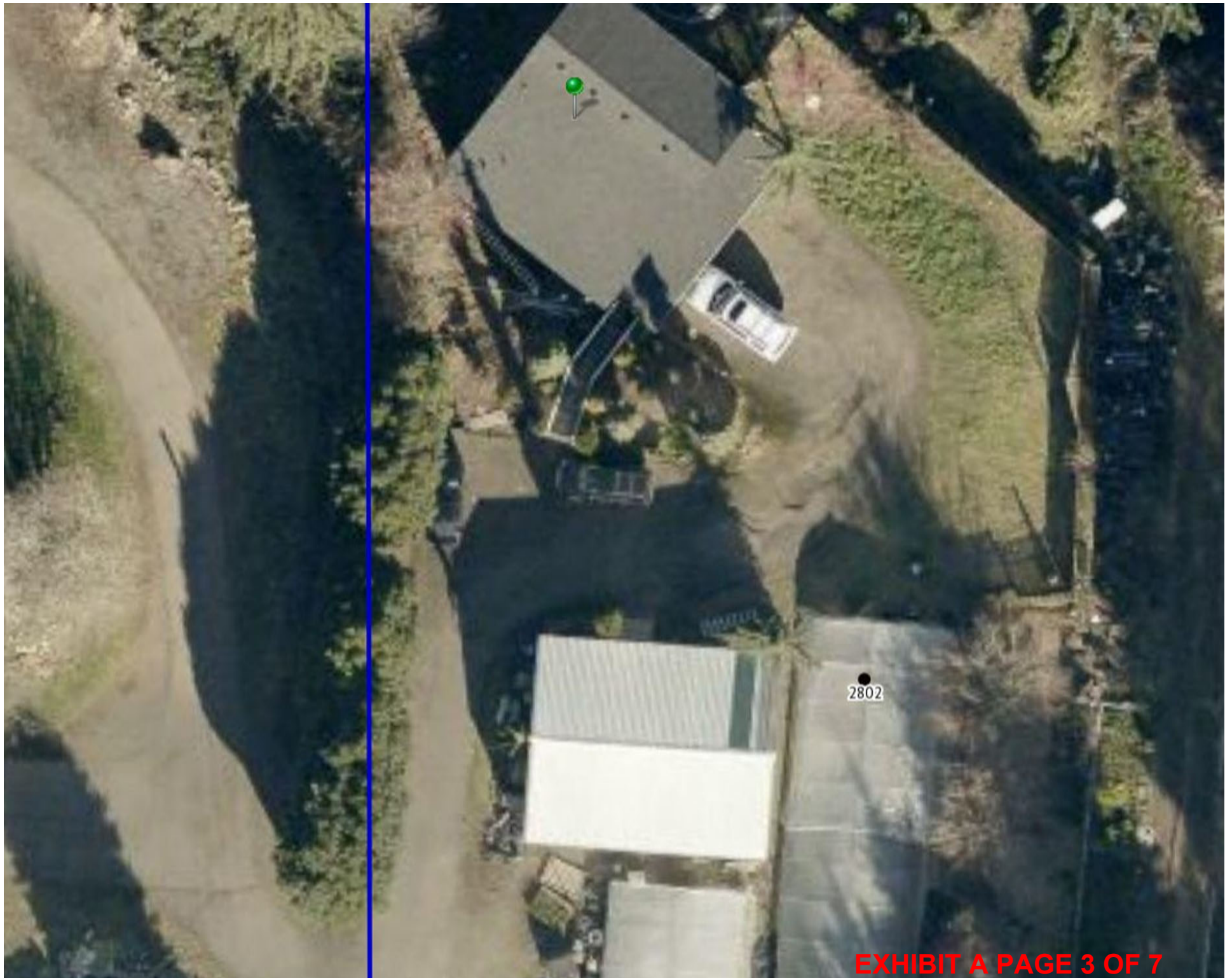
- Payment of Citation No. 2000033-1 for date cited June 22, 2022 for \$500.00.
- Imposition of civil penalties of up to \$1,000.00 for date cited June 22, 2022.
- Assessment of an administrative compliance fee with the following breakdown:
  - Calculated at a rate of \$75 per month starting June 2021 through June 2025 (56 total months) for a total of \$4,200.00.
  - Calculated at a rate of \$100 per month starting July 2025 through the time of preparing this hearing packet (January 2026) (7 total months) for a total of \$700.00.
  - The total administrative compliance fee is \$4,900.00. The County is requesting a reduction of 37 months for a total of \$2,875.00 in reduced fees. This leaves an administrative compliance fee request by the County of \$2,025.00.
- 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.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.

In the event mitigating factors are presented at the hearing and the factors warrant a Continuing Order, the county recommends the following:

- Within 30 days obtain all necessary building permits for the building either as a demolition or (electrical and plumbing removal) or either permit the plumbing, electrical and building permit work done in the accessory building. Submit, or have your professional submit, building permit application(s) appropriate fee(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. We encourage you to reach out to discuss the permitting process by calling 503-742-4240 or by email at
  - 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 10 days of being notified by building code 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 permit(s).









Property Account Summary  Barcode

<b>Account Number</b>	00162095	<b>Property Address</b>	38537 SE HUDSON RD , BORING, OR 97009		
<b>General Information</b>					
Alternate Property #	14E36 02802				
Property Description	Section 36 Township 1S Range 4E TAX LOT 02802				
Property Category	Land &/or Buildings				
Status	Active, Locally Assessed				
Tax Code Area	046-004				
Remarks					
<b>Tax Rate</b>					
<b>Description</b>	<b>Rate</b>				
Total Rate	13.3836				
<b>Property Characteristics</b>					
Neighborhood	16001: Boring to Sandy 100, 101				
Land Class Category	101: Residential land improved				
Building Class Category	12: Single family res, class 2				
Year Built	1971				
Acreage	2.19				
Fire patrol acres	0.59				
Change property ratio	1XX				
<b>Related Properties</b>					
No Related Properties Found					
<b>Parties</b>					
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>		
Taxpayer	100	CEJA ARTURO R	38537 SE HUDSON RD, BORING, OR 97009		
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000		
Owner	100	CEJA ARTURO R	38537 SE HUDSON RD, BORING, OR 97009		
Mortgage Company	100	CHASE MANHATTAN MORTGAGE CORP- UTAH	6053 S FASHION SQUARE DR STE 200, MURRAY, UT 84107		
<b>Property Values</b>					
<b>Value Type</b>	<b>Tax Year 2024</b>	<b>Tax Year 2023</b>	<b>Tax Year 2022</b>	<b>Tax Year 2021</b>	<b>Tax Year 2020</b>

1068848-ARF  
Pacific NW Title  
3P



After recording return to:  
Arturo R Ceja  
38537 SE Hudson Road  
Sandy, OR 97055

Until a change is requested all tax statements shall be sent to the following address:  
Arturo R Ceja  
38537 SE Hudson Road  
Sandy, OR 97055

File No.: 02-1068848 (ARF)  
Date: October 10, 2008

Clackamas County Official Records  
Sherry Hall, County Clerk

2008-071659

\$41.00

01256166200800716590030030

10/16/2008 02:15:23 PM

D-D Cnt=1 Stn=6 KARLYNWUN  
\$15.00 \$10.00 \$16.00

### STATUTORY BARGAIN AND SALE DEED

**Arturo R Ceja (who took title as Arturo Ceja R.)** , Grantor, conveys to **Arturo R Ceja**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$0.00 This Deed is being recorded for name correction.** (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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 10 day of OCTOBER, 2008.



APN: 00162095

Bargain and Sale Deed  
- continued

File No.: 02-1068848 (ARF)  
Date: 10/10/2008

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**A tract of land in the Northwest one-quarter of Section 36, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:**

**The East one-half of the West 298 feet of the East one-half of the Northwest one-quarter of the Northwest one-quarter of Section 36, Township 1 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon.**

**EXCEPT that parcel of land sold to John V. Carlson, et ux, under Contract of Sale recorded June 13, 1961 in Clackamas County Deed Book 588, Page 25.**



February 18, 2020

Arturo Ceja  
38537 SE Hudson Rd  
Sandy, OR 97055

**Subject: Alleged Violations of the Zoning and Development Ordinance,  
Title 12, Section 316 and the Building Code, Chapter 9.02.040  
of the Clackamas County Code**

Site Address: 38537 SE Hudson Rd, Sandy OR 97055  
Legal Description: T1S, R4E, Section 36, Tax Lot 02802

It has come to the attention of Clackamas County Code Enforcement that Ceja Nursery may be operating a roadside nursery stock stand from the above referenced property without land use approval. In addition, an accessory building may have been converted into a single family residence without benefits of permits.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Building Code, Chapter 9.02.040 of the Clackamas County Code.

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

E-mail address is [Spotter@clackamas.us](mailto:Spotter@clackamas.us)

Telephone number is 503-742-4465

*\*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](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) or call (503) 742-4452.

### **¡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](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) hoặc gọi điện thoại theo số 503-742-4452.

### **환영합니다.** Korean

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**From:** [Carla Ceja](#)  
**To:** [Potter, Shane](#)  
**Subject:** Re: questions about land use  
**Date:** Friday, April 10, 2020 12:26:44 PM

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Okay I will contact them once again .

On Friday, April 10, 2020, Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Carla,

I want to confirm that the use as pointed out in the violation is a violation and must not continue without land use approval. You will need to contact planning to discuss the land use allowances for the types of uses you are currently doing.

Sincerely,

**Shane Potter**

Code Enforcement Specialist · Clackamas Building Codes Division

503-742-4465 · [spotter@co.clackamas.or.us](mailto:spotter@co.clackamas.or.us)

[150 Beaver Creek Road · Oregon City, OR 97045](#)

Hours: 7:30am – 4pm M-F

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**From:** Carla Ceja [mailto:[cceja18@gmail.com](mailto:cceja18@gmail.com)]

**Sent:** Thursday, April 9, 2020 9:04 AM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Fwd: questions about land use

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

---

This is what I asked .

----- Forwarded message -----

From: **Carla Ceja** <[cceja18@gmail.com](mailto:cceja18@gmail.com)>  
Date: Monday, March 16, 2020  
Subject: questions about land use  
To: ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>

Well then , that's unfortunate. This is the only place we have to load trees .

Now is there some temporary permit or application we can apply for ? All we need is to be able to load trees for people.

Thanks

On Monday, March 16, 2020, ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)> wrote:

Carla,

I don't believe so, no. I don't really know what you mean by a 'loading zone', but what you sound like you're describing is a commercial business, and would not be allowed in the RRFF5 zone.

By 'limited' I mean incidental sales of gardening/landscaping supplies in addition to the primary sales of plants grown on site.

Best regards,

-Anthony

**From:** Carla Ceja [mailto:[cceja18@gmail.com](mailto:cceja18@gmail.com)]  
**Sent:** Monday, March 16, 2020 12:49 PM  
**To:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>  
**Subject:** Re: questions about land use

So what is considered as limited?

Can we not use just as a loading zone ?

On Monday, March 16, 2020, ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)> wrote:

Carla,

Acting as a reseller of nursery stock grown off-site is considered a commercial use, not a farm use, and thus is not allowed in the RRF-5 zone.

Some LIMITED sales of products not grown on site might be allowed, but not as a general matter-of-course and certainly not on the order of magnitude as being a wholesaler such products.

Best,

-Anthony

Anthony Riederer, Senior Planner

Clackamas County Planning and Zoning Division

[150 S Beavercreek Rd.](#)

[Oregon City, OR 97045](#)

Phone Room - 503.742.4500

[zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)

<http://www.clackamas.us/planning/>

DTD HOURS Lobby Hours

- 2nd and 3rd floor permit lobbies are open Monday - Thursday from 8 am to 4 pm and

Fridays from 8 am to 3pm.

**From:** Carla Ceja [mailto:[cceja18@gmail.com](mailto:cceja18@gmail.com)]  
**Sent:** Monday, March 16, 2020 10:15 AM  
**To:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>  
**Subject:** Re: questions about land use

I need a good solid answer on whether we can or cannot store/load/and sell products that are grown OFF the land site . All of the products pertain to the same business, we are a wholesale nursery, we buy and sell I would find it silly not to be able to store products not grown on the land , but I need to know so I can forward the answer to the inspector.

Thank you for your help .

On Friday, March 13, 2020, ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)> wrote:

Hello,

The property at [38537 SE Hudson Road](#) is zoned RRFF-5, Rural Residential Farm Forest. Farm use is allowed, including selling/storing etc of products grown on site. Feel free to contact us if you need further information.

Clay Glasgow, Planner 503 742-4520

**From:** Carla Ceja [mailto:[cceja18@gmail.com](mailto:cceja18@gmail.com)]  
**Sent:** Friday, March 13, 2020 9:44 AM  
**To:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>  
**Subject:** questions about land use

Hello there , I have a few questions about how we can use the following address:  
[38537 SE Hudson Rd](#), Sandy 97055

I have been contacted by the county asking me to request information regarding the use of this property.

Can you please read the email below:

First of all No one is selling on the road or loading on the road .

Question 1 : can we load plants and trees on this property, that was NOT grown on the property? We have a nursery license that is not the issue.

Everything that is loaded or sold is on the property , not on the road and not in someone else's property.

Please email me back with a clear response or let me know if you need additional information , depending on the response I may have further questions.

Thank you so much .

Carla

Hi Carla,

I reviewed the question and response and unfortunately what was not discussed was sales of products not grown on site. You will need to make contact with a planner and have the discussion with them regarding the use and the products and include the location of where you are selling them such as next to the road or inside the property.

Sincerely,

**Shane Potter**

Code Enforcement Specialist • Clackamas Building Codes Division

503-742-4465 • [spotter@co.clackamas.or.us](mailto:spotter@co.clackamas.or.us)

[150 Beavercreek Road • Oregon City, OR 97045](#)

# Clackamas County

150 Beaver Creek Rd  
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

---

**Location:**

38537 SE HUDSON RD SANDY OR 97055

**Inspection Date:**

Fri, 04 Sep 2020

**Record Type:**

Code Enforcement - Violation

**Record ID:**

V0003320

**Inspection Type:**

270 Miscellaneous/Consultation

**Inspector:**

Robert Fix

**Inspector Phone:**

503-519-1661

**Inspector Email:**

rfix@clackamas.us

**Result:**

In Violation

**Submit Time:**

Fri, 04 Sep 2020 11:43:AM

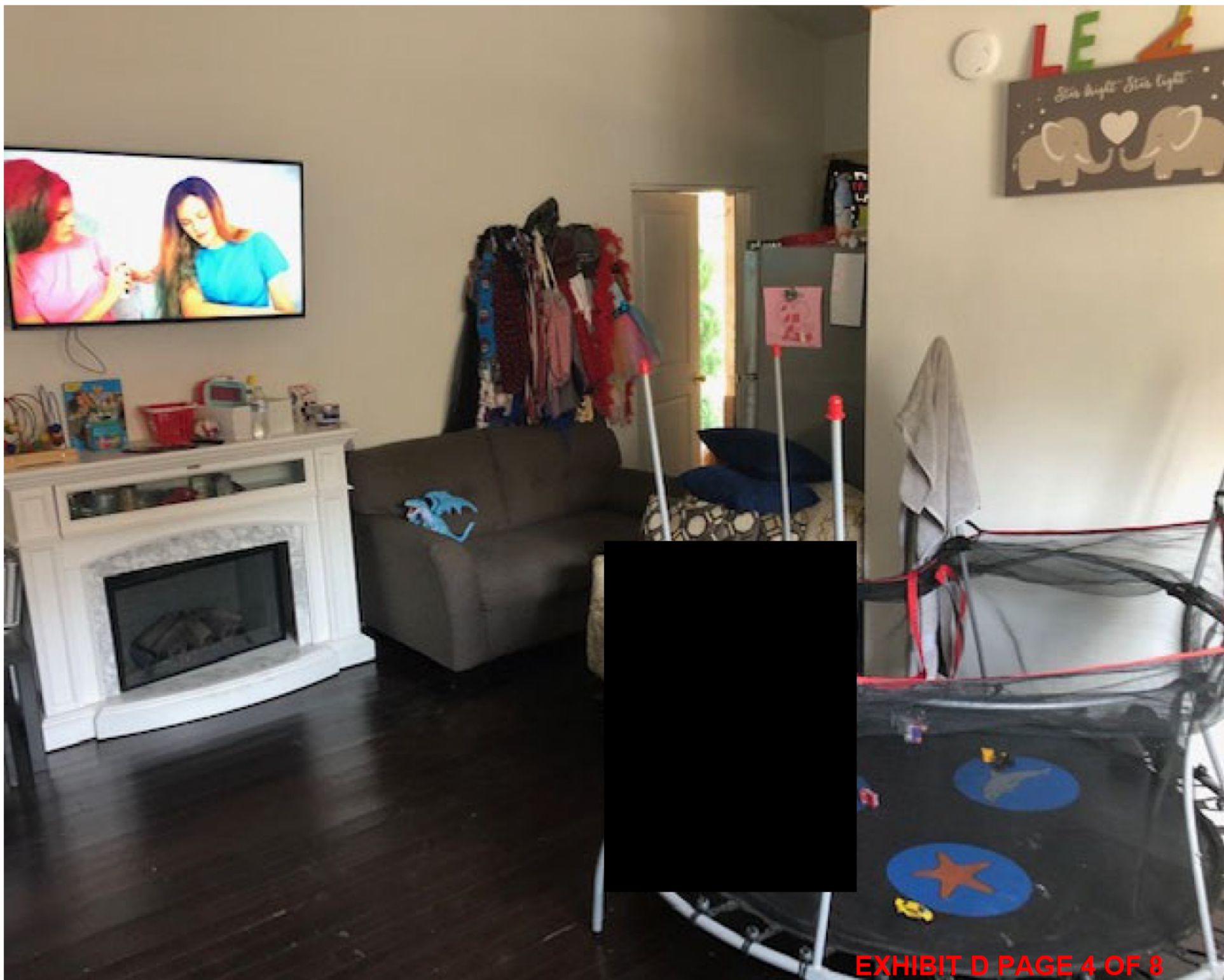
**Comments:**

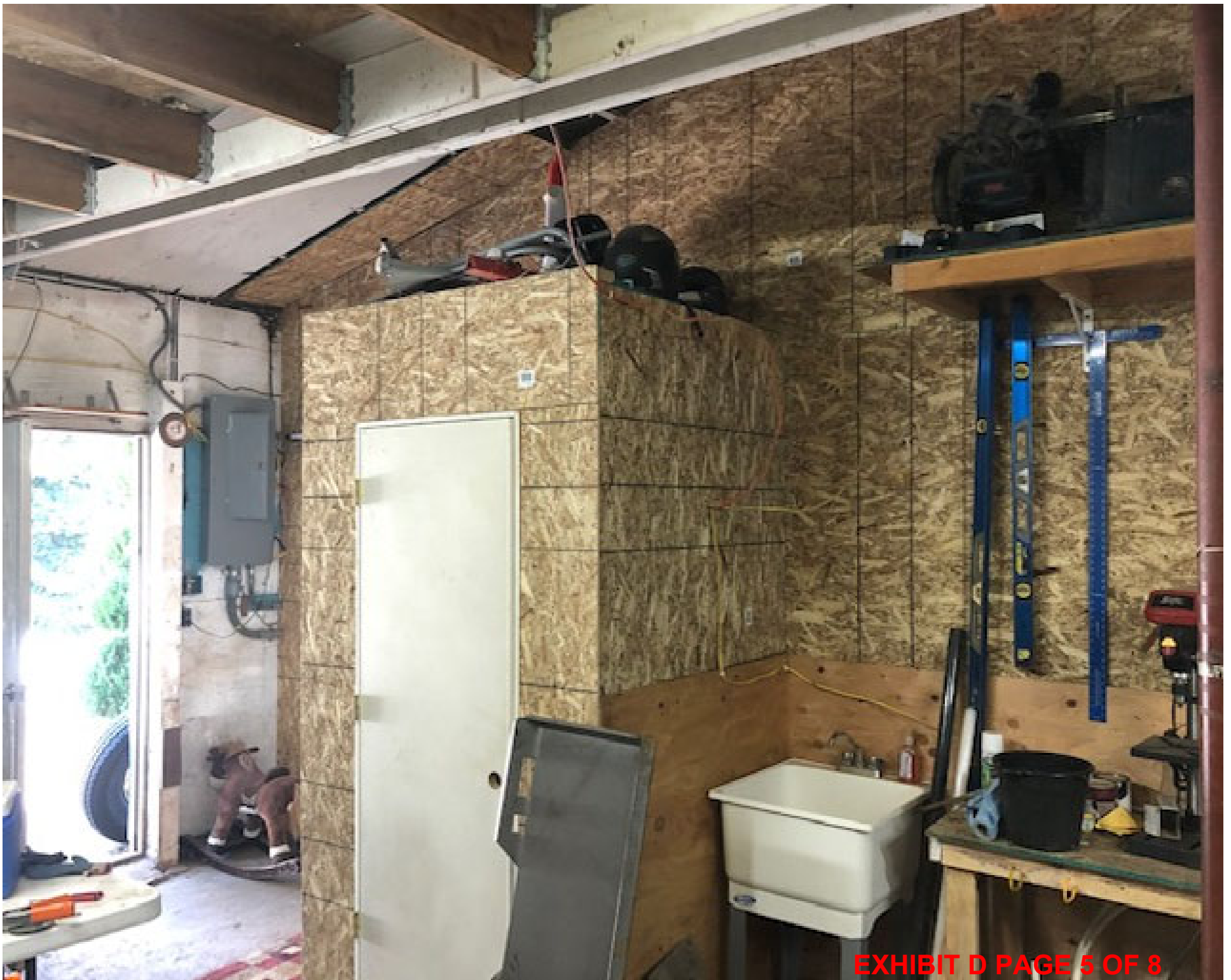
There is a stove in the building there is a bathroom will need to check with plumbing and planning  
Also need to check with electrical to see if electrical permits have been pulled for the building  
A mechanical permit should be pulled for the washer and dryer  
There is a storage room no bedroom

If planning is okay with her having a play room she needs a plumbing, electrical, mechanical structural permit  
There should be Sheetrock walls separating the playroom from the garage side and a fire door

















October 21, 2020

Arturo R Ceja  
38537 SE Hudson Rd.  
Sandy, OR 97055

**SUBJECT VIOLATION(S) OF:**

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT CODE ORDINANCE TITLE 12.316.03 – USES PERMITTED
2. CLACKAMAS COUNTY BUILDING CODE AND ENFORCEMENT OF THE COUNTY BUILDING CODE ORDINANCE TITLE 9.02.040

**SITE ADDRESS:** 38537 SE Hudson Rd., Sandy, OR 97055

**LEGAL DESCRIPTION:** T1S, R4E, SECTION 36, TAX LOT 02802

**ZONING:** RRFF-5 (Rural Residential Farm Forest 5 Acre)

**THIS LETTER SERVES AS NOTICE OF A VIOLATION OF THE CLACKAMAS COUNTY ORDINANCES. THE VIOLATIONS INCLUDE:**

1. Selling over the limit of nursery stock brought onto site from other locations, and;
2. Use and work in an agricultural building and no building, plumbing, mechanical and electrical permits pulled for work done inside the agricultural building.

On January 23, 2020 Clackamas County received a complaint. On September 4, 2020 a building inspector met with you on site and confirmed the violation in the agricultural building.

The following section provides details of the violation. This section also provides options on how to address the violation. Department contact information can be found towards the end of this letter under "CONTACT INFORMATION". You may contact that department to discuss the options outlined or ask questions for other possible solutions, if they may exist. This letter may not address all violations that exist on the site and instead is intended to address those violations identified during the review and/or inspections that have occurred.

**SELLING MORE NURSERY STOCK BROUGHT FROM OUTSIDE THE EXISTING FARM THAN ALLOWED**

You have been selling nursery stock that was imported to your site than is allowed. Selling nursery stock that was brought in from another site at this level creates a commercial business without land use approval constitutes a violation of Clackamas County Code Title 12.316.03. In order to abate this violation(s), you must complete the following **no later than November 21, 2020:**

1. Cease the unauthorized use(s) by:
  - a. Immediately discontinue the sale of items brought onto the site, or;

- b. Obtain land use approval to sell nursery stock brought onto the site.

### **UNPERMITTED CONSTRUCTION**

You are currently using an agricultural building for uses other than that allowed by the code. Also there has been work done to the structure that requires permits. Performing work requiring a permit and/or inspections without obtaining said permit and completing all inspections constitutes a violation of the Clackamas County Code Title 9.02.040. To abate these violations you must complete the following **no later than November 21, 2020**:

1. You must vacate the uses other than agricultural, remove all walls and structures put in to use as an accessory structure and obtain permits (consistent with (2) below)) for properly capping the electrical and plumbing work that was done, or
2. You may remove all accessory uses and put back to an agricultural building and obtain plumbing and electrical permits to maintain water and electrical to the site. This may require land use approval for the bathroom, or;
3. You may obtain all necessary permits for the building, plumbing, mechanical and electrical to convert the building to an accessory structure, if building and planning allow.

### **CONTACT INFORMATION**

**Code Enforcement Specialist – Shane Potter** – If you have any other questions please feel free to contact me at 503-742-4465 or email at [spotter@clackamas.us](mailto:spotter@clackamas.us)

**Building Department (Permits)** – If you have questions regarding the permit process and other permitting questions please call the Building Department (Permitting) at 503-742-4240 or email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)

**Planning Department** – If you have questions regarding the planning approval process or other planning related questions please call the Planning Department at 503-742-4500 or email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)

During the COVID event our offices are closed, however staff is working to assist you and may be reached online and by telephone. Inspections are also occurring during this time.

Once this event is over and our offices open you may also stop by the Planning, Permitting, and Code Enforcement Offices at the Development Services Building located at 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8 a.m. and 4 p.m. Monday through Thursday and 8 a.m. to 3 p.m. on Fridays.

***In order to provide the highest level of customer service, please bring a copy of this correspondence when visiting the County. You can also review the entire code by going to:***

<https://www.clackamas.us/code>

### **ITEMS INCLUDED IN THIS PACKET**

- Violation Letter
- Required Notice of Fines and Penalties



Shane Potter  
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.

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 Road.

Also, be advised that non-compliance with a Hearing 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, recurrence of abated violations may result in the issuance of a citation without prior notice.











June 16, 2021

Arturo R Ceja  
38537 SE Hudson Rd.  
Sandy, OR 97055

**SUBJECT VIOLATION(S) OF:**

1. CLACKAMAS COUNTY ZONING AND DEVELOPMENT CODE ORDINANCE TITLE 12.316.030 – USES PERMITTED
2. CLACKAMAS COUNTY BUILDING CODE AND ENFORCEMENT OF THE COUNTY BUILDING CODE ORDINANCE TITLE 9.02.040 – BUILDING CODE

**SITE ADDRESS:** 38537 SE Hudson Rd., Sandy, OR 97055

**LEGAL DESCRIPTION:** T1S, R4E, SECTION 36, TAX LOT 02802

**ZONING:** RRFF – 5 (Rural Residential Farm Forest 5 Acre)

**THIS LETTER SERVES AS NOTICE OF A VIOLATION OF THE CLACKAMAS COUNTY ORDINANCES. THE VIOLATIONS INCLUDE:**

1. Unpermitted work in shop/garage;
  - a. Building permits required for work done, and
  - b. Electrical work done without permits, and
  - c. Mechanical work done without permits, and
  - d. Plumbing work done without permits
2. Selling stock from the site that is not being grown on site without land use approvals.

In September 2020 an inspector met with Carla on site and inspected the shop/garage area and confirmed that there are numerous violations on site. In October of 2020 Clackamas County mailed a violation letter. There were several discussions between Carla and myself over the course of the next couple of months. Carla stated that they do not bring in additional products to sell beyond what they grow on site. Carla also requested that we give them 90 days for them to be able to get the proper permits. This time frame would have ended at the beginning of May. Failure to comply may result in citations being issued.

The following section provides details of the violation. This section also provides options on how to address the violation. Department contact information can be found towards the end of this letter under "CONTACT INFORMATION". You may contact that department to discuss the options outlined or ask questions for other possible solutions, if they may exist. This letter may not address all violations that exist on the site and instead is intended to address those violations identified during the review and/or inspections that have occurred.

**VIOLATION OF CONDITIONS OF APPROVAL ON LAND USE APPROVAL**

Site visits and photos obtained show trailers of products being brought onto the site. The code states that you can sell items grown on site but cannot bring products from

other areas to sell on site. You have stated that no products are being brought in to be sold from the site. Selling of items beyond that grown or incidental to the products sold is a violation of the Zoning and Development as shown in Clackamas County Ordinance Title 12.316.030. In order to abate the violation(s), you must complete the following **NO LATER THAN July 16, 2021:**

1. Immediately cease all sales of items not grown or incidental as approved by the Zoning and Development code.
2. To discuss specifics about what you can sell and the process to sell from this location please contact with the Clackamas County Zoning and Development Department.

### **UNPERMITTED CONSTRUCTION**

You have done substantial building, mechanical, electrical and plumbing work to the shop/garage area without the benefit of permits and/or inspections. Performing work without the benefit of permits and/or inspections constitutes a violation of the Clackamas County Code Title 9.02.040. To abate these violations you must complete the following **NO LATER THAN July 16, 2021:**

1. Cease any occupancy of building(s) if they are being occupied, and
2. Submit the building, plumbing, mechanical, and electrical permit applications and technically complete plans and pay the appropriate fee(s).
  - a. You must obtain your permit and pay any fee(s) due within ten (10) days of being notified by the Building Department that the permit is ready for issuance.
  - b. Schedule all inspections so that final inspection(s) may be obtained no later than 45 days from the date of the permit being issued.

While permitting may allow for longer times to complete inspections than the date listed in this letter you will be required to meet the deadlines as mentioned due to the file being in violation.

### **CONTACT INFORMATION**

**Code Enforcement Specialist – Shane Potter** – If you have any other questions please feel free to contact me at 503-742-4465 or email at [spotter@clackamas.us](mailto:spotter@clackamas.us)

**Building Department – Permitting** – If you have any other questions please feel free to contact the Building Department (Permitting) at 503-742-4240 or email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)

**Zoning and Planning Department** – If you have any other questions please feel free to contact Zoning and Planning at 503-742-4500 or email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)

The departments listed above are taking applications electronically and encourage you to use this option. Please contact the department you are working with to obtain information on how to submit any documents you may need to submit for electronically.

Planning, Permitting and Code Enforcement Offices at the Development Services Building located at 150 Beaver Creek Road, Oregon City are open during the hours of: Monday through Thursday 8a.m. to 4p.m. The departments above encourage you to contact their department by phone or email.

***If you come to the County offices I encourage you to bring a copy of this correspondence in order for us to provide you with the highest level of customer service. You may also review the entire code by going to:***

<https://www.clackamas.us/code>

**ITEMS INCLUDED IN THIS PACKET**

- Violation Letter
- Required Notice of Fines and Penalties

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping initial "S" and "P".

Shane Potter  
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 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



Citation No.: 200003320 - 1

Case No.: V0003320

# ADMINISTRATIVE CITATION

Date Issued: June 22, 2022

**Name and Address of Person(s) Cited:**

Name: Arturo R Ceja  
Mailing Address: 38537 SE Hudson Rd  
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: June 21, 2022, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 38537 SE Hudson Rd., Sandy, OR 97055

Legal Description: T1S, R4E SECTION 36, Tax Lot(s) 2802

**Law(s) Violated**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B, C, D, & E)

**Description of the violation(s):**

- 1) Failure to pick up, pay for and obtain all inspections for electrical permit #E0573221 for electrical in barn done without a permit, plumbing permit #P0210421 for plumbing work done in the barn without a permit, and building permit #B0463721 for creating storage rooms in a pole building.

Maximum Civil Penalty \$1,000.00

Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75.00 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: Shane Potter  
Telephone No.: 503-742-4465

Date: June 22, 2022  
Department Initiating Enforcement Action: Code Enforcement

V0003320 – 38537 SE Hudson Rd

# **PLEASE READ CAREFULLY!**

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these 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. 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 Beaver Creek 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](mailto: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 No. and Case No.; 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. 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: \_\_\_\_\_



Citation No.: 200003320 - 1

Case No.: V0003320

# ADMINISTRATIVE CITATION

Date Issued: January 25, 2023

**Name and Address of Person(s) Cited:**

Name: Arturo R Ceja  
Mailing Address: 38537 SE Hudson Rd  
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: June 21, 2022, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 38537 SE Hudson Rd., Sandy, OR 97055

Legal Description: T1S, R4E SECTION 36, Tax Lot(s) 2802

**Law(s) Violated**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B, C, D, & E)

**Description of the violation(s):**

- 1) Failure to pick up, pay for and obtain all inspections for electrical permit #E0573221 for electrical in barn done without a permit, plumbing permit #P0210421 for plumbing work done in the barn without a permit, and building permit #B0463721 for creating storage rooms in a pole building.

Maximum Civil Penalty \$1,000.00

Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75.00 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: Shane Potter  
Telephone No.: 503-742-4465

Date: January 25, 2023  
Department Initiating Enforcement Action: Code Enforcement

V0003320 – 38537 SE Hudson Rd

## **PLEASE READ CAREFULLY!**

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these 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. 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 Beaver Creek 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](mailto: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 No. and Case No.; 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. 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: \_\_\_\_\_

**From:** [Potter, Shane](#)  
**To:** ["edgar Ceja"](#)  
**Cc:** [Cass-Crosby, Shirley](#)  
**Subject:** RE: Violation Number: V0003320  
**Date:** Friday, September 20, 2024 3:18:00 PM  
**Attachments:** [image001.png](#)

---

Hi Edgar,

I have spoken with permitting and they show that there has been communication back and forth with you regarding the work but there appears to be a stall as you feel there is only certain things that need to be done. The structure that you did the work in is the larger pole barn. I was told that you removed the electrical and plumbing and removed the walls that were previously placed in there. I did explain that you would need to obtain a plumbing and electrical permit regardless if it remained or was removed. However any work done to the barn such as removing walls requires a review by permits. That review may require additional information such as engineered drawings or approval to show the structure is a stable structure. Please follow the requirements provided by Shirley in her most recent conversations with you.

If you have questions please feel free to contact me.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

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**From:** edgar Ceja <edgar.ceja28@gmail.com>  
**Sent:** Friday, July 26, 2024 9:50 AM  
**To:** Potter, Shane <SPotter@clackamas.us>  
**Subject:** RE: Violation Number: V0003320

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

---

Morning,

I'm reaching out to you acknowledging the letter that was sent to us earlier this month on the pending code violations on the property.

My parent's have been trying to work with permit application and reaching out to you at the county for help. Now we'd like to see about applying for a permit to demo the building that is in violation of the property agreement.

If you could point me in the direction on which Permit to apply for, that would be greatly appreciated. If you have any more relevant information, please let me know.

Thank you,  
Edgar.



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 14, 2025

Violation No.: V0003320

Arturo R Ceja  
38537 SE Hudson Rd.  
Boring, OR 97009

**RE: CLACKAMAS COUNTY NO. V0003320**

**CLACKAMAS COUNTY CODE SECTIONS VIOLATED:**

1. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 02.040(A, C, D, & E):  
CLACKAMAS COUNTY BUILDING CODE

SITE ADDRESS: 38537 SE Hudson Rd., Boring, OR 97009  
LEGAL DESCRIPTION T1S, R4E, SECTION 36, TAX LOT 02802

Dear Arturo Ceja,

This is a courtesy notice of a continued violation at the subject property listed above. Review of the file shows required permits have not been obtained for the accessory structure. For information on how to abate the violation(s) please see previous correspondence(s). If these violation(s) are not abated by **June 14, 2025**, we will proceed to hearing.

Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.

A handwritten signature in black ink that reads "Shane Potter".

Shane Potter  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)

## 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 (\$100 beginning July 1, 2025) will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.