



## NOTICE OF HEARING

November 6, 2024

Donald Jones Trustee  
34171 SE Compton Rd.  
Boring, OR 97009

Mike Burkhardt  
Cameo Curtis  
34950 SE Skogan Rd.  
Sandy, OR 97055

**RE::** County of Clackamas v. Donald Jones, Mike Burkhardt, Cameo Curtis

**File:** V0027724

**Hearing Date:** January 9, 2025

**Time:** This item will not begin before 9:30am however it may begin later depending on the length of preceding items.

**Location:** Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

**You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>**

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

## STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
  - (A) You can request the opportunity to review public records and to 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 the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them 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 the 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 Continuing Order. The Hearings Officer's 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, 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 proceeding 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 Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, 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.

If you would like to present evidence at the Hearing please email or mail your evidence to Jennifer Kauppi at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will 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 Jennifer Kauppi at 503-742-4759 **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 503-830-9960 for assistance.

#### Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/81278327439?pwd=wLtocl1PxgQ42eUxAKbYiBxs5nKxTm.1>

Passcode: 848029

Or One tap mobile:

+17193594580,,81278327439# US

+12532050468,,81278327439# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860

Webinar ID: 812 7832 7439

## 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

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), envíe un correo electrónico a [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto: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](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

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER  
for the  
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

DONALD W JONES TRUSTEE, CAMEO  
CURTIS AND MIKE BURKHART

Respondents.

File No: V0027724

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Donald W. Jones Trustee mailing address is, 34171 SE Compton Rd, Boring, OR 97009. Respondent's Cameo Curtis and Mike Burkhart mailing address is, 34950 SE Skogan Rd, Sandy, OR 97055.

2.

The address or location of the violation(s) of law alleged in this Complaint is:  
34950 SE Skogan Rd., Sandy, OR 97055 also known as T2S, R4E, Section 15, Tax Lot 01200, and is located in Clackamas County, Oregon.

3.

On or about the 25th day of July, 2024 and on the 23<sup>rd</sup> day of September, 2024 the Respondents violated the following law, in the following way:

- a. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for an accessory structure built on the subject property.

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 and Citation and Complaint 2400277 and 2400277-A was mailed via first class mail on September 23, 2024. A copy of the notice document is attached to this Complaint as Exhibit D, F and G and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 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 Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

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

and

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

DATED THIS 4 day of November, 2024.



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Jennifer Kauppi  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

DONALD W. JONES TRUSTEE,  
CAMEO CURTIS AND  
MIKE BURKHARDT

Respondents.

File No.: V0027724

STATEMENT OF PROOF

History of Events and Exhibits:

- June 20, 2024 Clackamas County received a complaint regarding an accessory structure being built and fill being placed without permits.
- July 9, 2024 Correspondence was sent to the owner regarding the alleged violation.  
Exhibit A
- July 9, 2024 I conducted online research of the subject property. The original structure onsite was noted as a pole building with a lean to on the assessor records in 2001 with a total square footage of 1020 square feet. I was able to find the original approved agricultural exemption in 1993 for this structure. I also found the 1993 electrical permit for power to the building. The building was removed and a new building was constructed in 2012. The size of the building is listed at 3528 square feet. In 2020 and 2023 two new additions were added to the building. I researched County records and found no approved permits for the structure built in 2012 nor the additions completed in 2020 and 2023.  
Exhibit B
- July 15, 2024 Cameo called me to discuss the letter that they received. Cameo stated that they were told in 2017 that a permit was not required for the structure. She also stated there is electrical in the building.
- July 22, 2024 I met with Cameo Curtis and Mike Burkhardt in the office to discuss the violation. I explained to Mike and Cameo that an agricultural exemption or building permit would be required for the structure. Mike stated that there was electrical for the building and also two A/C units installed as they used to be a medical marijuana grow but are no longer. There were no permits on file for the A/C units. I sent an email to Mike and Cameo with a recap of our conversation.  
Exhibit C
- July 25, 2024 A Notice of Violation was mailed the owner and to Cameo and Mike with a deadline of August 26, 2024 to abate the violation. The notice that was sent to Donald Jones Trustee was not returned to the County. The notice that was sent to Cameo and Mike was returned to the County as undeliverable.  
Exhibit D



July 29, 2024  
Exhibit E AG015324 was submitted to the County. A review of the application found it to be incomplete.

September 23, 2024  
Exhibit F I reviewed County records and found AG015324 remained incomplete. Citation 2400277 was issued for the Building Code violation and was mailed to Donald W. Jones Trustee. This citation was not returned to the County. There was no fine associated with this citation as the County is seeking civil penalties.

September 23, 2024  
Exhibit G Citation 2400277-A was issued for the Building Code violation and was mailed to Cameo Curtis and Mike Burkhardt. After the citation was issued, I found the previously noted information regarding the Notice of Violation letter that was sent to Cameo and Mike as being undeliverable because of an incorrect zip code on the envelope. I could not find any notes made that they were re-noticed so this citation has been voided.

November 5, 2024 This matter was referred to the Hearings Officer.

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

- The imposition of civil penalties for the Building Code violation of up to \$3,000.00 for date cited September 23, 2024 for Citation 2400277.
- The administrative compliance fee to be imposed from July, 2024 until the violation is abated. As of this report the total is \$225.00
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



July 9, 2024

Donald W Jones Trustee  
34171 SE Compton Rd.  
Boring, OR 97009

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 and the  
Excavation and Grading Code, Chapter 9.03.030 of the Clackamas  
County Code**

Site Address: 34950 SE Skogan Rd., Sandy, OR 97055  
Legal Description: T2S, R4E, Section 15, Tax Lot 01200

It has come to the attention of Clackamas County Code Enforcement that additions to buildings have occurred without the benefits of permits.

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

Additionally, there may be excavation and grading activity on the above referenced property without the benefits of permits.

This may constitute a violation of the Excavation and Grading Code, Chapter 9.03.030 of the Clackamas County Code.

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

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

Telephone number is 503-742-4759

*\*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.*

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Aerial – 8-20-2011 –

Pole Building with Lean to as noted on Tax Assessor records –

Pole Building – 660 sqft – Lean to 360 sq ft.



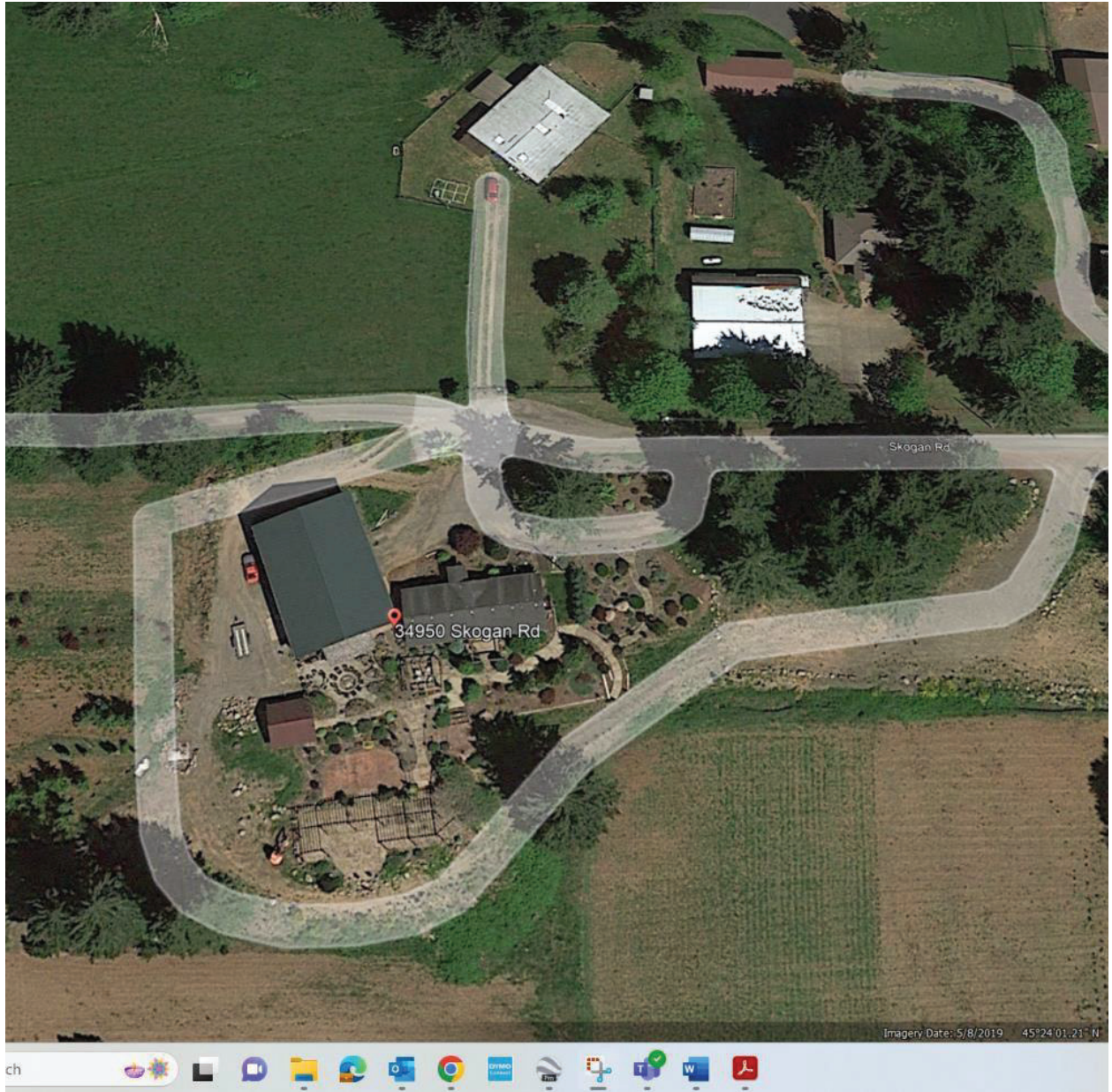
Aerial – 7-27-2012

Pole Building/lean to removed. New accessory structure under construction.



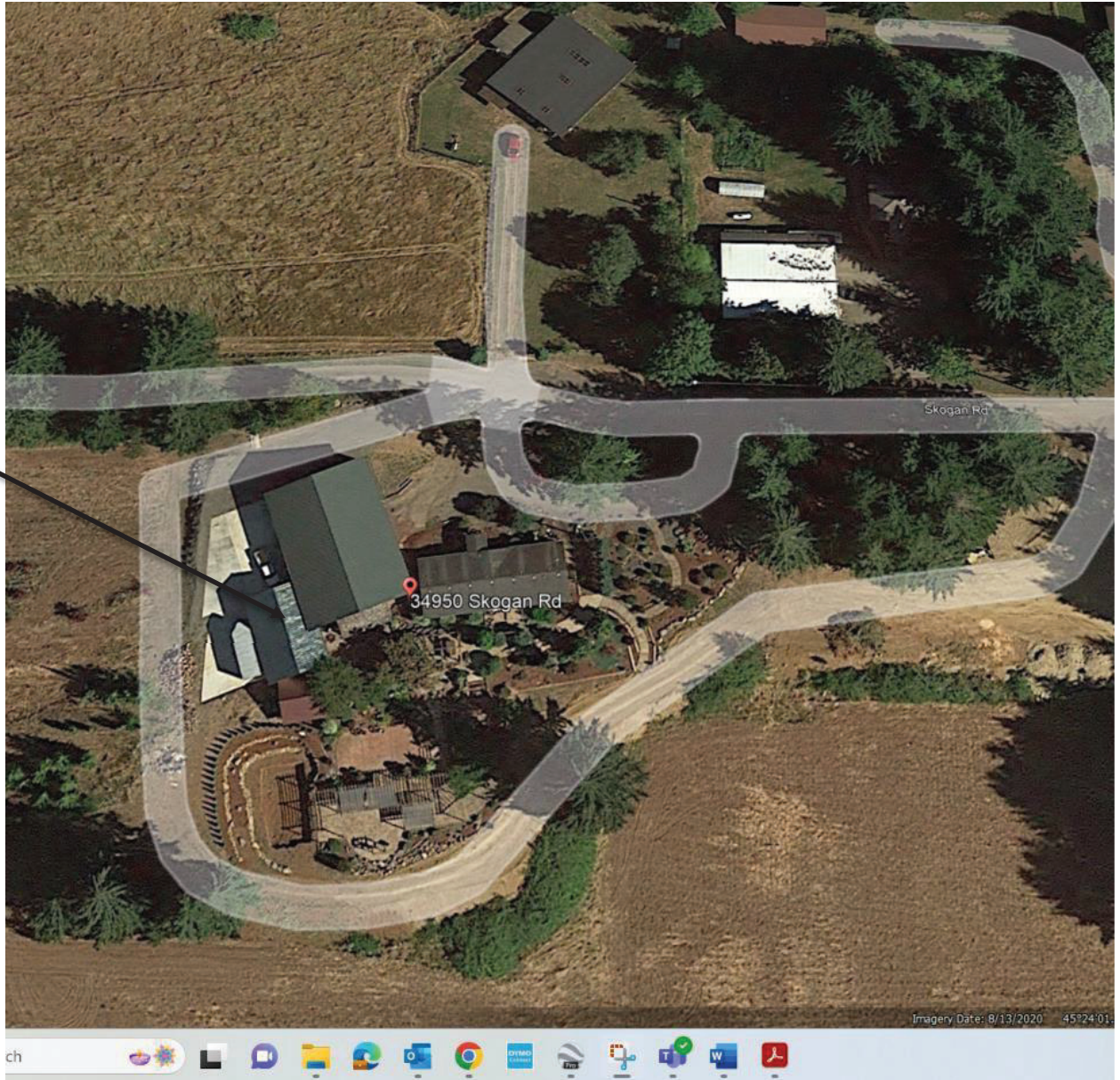
Aerial 8-15-2012 – Structure complete

New structure – Assessor office has the size at 3528 sqft. Assessor noted that the original pole building and lean to were removed.



Aerial – 5-8-2019





Aerial 8-13-2020 – Addition to structure



Aerial – 4-28-2023 – Another addition to the structure



PHYSICAL CHARACTERISTICS

01 03 05

IMPROVEMENT DATA

Conc  
3166

00670615

Property Class: 401  
34950 SE SKOGAN RD, SANDY, OR, 97055,

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %	Value		
		01	SHEDGP	0.00	1	6	2012	2012	AV	6.44	N	7.60	3528	26810	1	0	147	100	39010
		03	UTLSHED	0.00	1	6	2011	2011	AV	10.66	N	12.57	304	3820	2	0	147	100	5500
		04	CONCP	0.00		1	2012	2012	AV	0.00	N	0.00	3166	9350	0	0	147	100	13750
		05	PAV	0.00	85	1	2008	2008	AV	1.10	N	1.30	2800	3640	5	0	147	100	5090

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 16004 AV

TOTAL IMPROVEMENT VALUE

63350

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 00670615
Parent Parcel Number
Property Address 34950 SE SKOGAN RD, SANDY, OR, 97055,
Neighborhood 16004 BORING TO SANDY
Property Class 401 401 Rural Tract Improved
TAXING DISTRICT INFORMATION
Jurisdiction 003
Area 001

OWNERSHIP

JONES DONALD W TRUSTEE
PO BOX 261
SANDY, OR 97055
Section 15 Township 2S Range 4E TAX LOT 01200

Bea husband deceased

Tax ID 24E15 01200

Printed 06/18/2014 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Doc #, Value. Includes entries for 10/19/2004, 06/21/1991, 09/11/1990, 05/01/1990, 04/01/1990.

AGRICULTURAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reval. Includes rows for VALUATION and Market from 2009 to 2014.

Site Description

Topography:
Public Utilities:

LAND DATA AND CALCULATIONS

Table with columns: Street or Road, Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for Zoning and Legal Acres.

FP09: FIRE PATROL REVIEWED
FP10: FIRE PATROL REVIEWED
NC02: New Construction 2002
2/11/02 #31 EXT NH; 2002 660 SF OB WITH 360 SF LEAN-TO, NEW MOBILE SITED

Supplemental Cards

TRUE TAX VALUE 349476

FARMLAND COMPUTATIONS

Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage [-]
TOTAL ACRES FARMLAND 48.5300
TRUE TAX VALUE

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards
TOTAL LAND VALUE 349476

NC14: New 3528 SF -> 304 SF OB'S

#60 Ext/NH 6.24.14

PHYSICAL CHARACTERISTICS

01 02

IMPROVEMENT DATA

00670615

Property Class: 401  
34950 SE SKOGAN RD, SANDY, OR, 97055,

~~2008~~ All paving 2012  
 Conc. Pct 90x22 1980  
 6x27 162  
 15x20 300  
 16x14 224  
 Approx 500 sqd. SF  
 16x19 GP Conc. Floor  
 T-III 304 SF

Asphalt Paving 70x40  
 Tenant  
 Mike Burkhardt  
 503 750 4137

2008

Est. 2010

49x79 Wd Frame Conc. Floor  
 T-III Siding + Shake  
 Metal Roof

(LCM: 100.00)

SPECIAL FEATURES

Description Value

SUMMARY OF IMPROVEMENTS

Delete

IR	Description	Value	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01	POLEBLDS	0.00			5		2001	2001	AV	6.70	N	7.91	660	5220	12	0	147	100	6750
02	LEANTO	0.00	0		5		2001	2001	AV	3.70	N	4.37	360	1570	12	0	147	100	2030
	GP Shed				6		2012	2012					3528					100	
	Util Shed				6		2011	2011					304					100	
	Conc Pct				1		2012	2012					3166					100	
	Paving				1		2008	2008					2800					100	

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

Neigh 16004 AV

TOTAL IMPROVEMENT VALUE

EXHIBIT B \_ PAGE 10 OF 12

8780

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 24E15 01200

Printed 12/03/2002 Card No. 1 of 1

PARCEL NUMBER  
00670615

HOLMLUND JOHN  
JONES DONALD W

TRANSFER OF OWNERSHIP

Parent Parcel Number

NO MAILING ADDRESS,AVAILABLE,,

Date

Property Address  
34950 SE SKOGAN RD,SANDY,OR,97055,USA

Section 15 Township 2S Range 4E TAX LOT 01200

05/01/1990

Doc #: 90-24417

Neighborhood  
16004 BORING/DEMASCUS 400-641

04/01/1990

\$50000

Property Class  
401 401 Rural Tract Improved

04/01/1989

Doc #: 90-19891

TAXING DISTRICT INFORMATION

Jurisdiction 003

Area 001

\$25000

Doc #: 89-16908

\$220000

# AGRICULTURAL

### VALUATION RECORD

Assessment Year	01/01/1999	01/01/2000	01/01/2000	01/01/2001	01/01/2002	01/01/2002
Reason for Change						
		Reval	Reval	Reval	Reval	NC
VALUATION	L	225320	230150	230150	241431	243845
Market Value	B	0	0	0	0	7880
	T	225320	230150	230150	241431	243845
						273571

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:  
0.0000

### LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor							
Soil ID	Acreage		-or-							
-or-	-or-		Depth Factor							
Actual	Effective	Effective	-or-		Base	Adjusted	Extended	Influence		Value
Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor			
	48.5300		1.00	21630.00	21630.00	1049703	1	-77% L	1%	243845
				33277.00	33277.00	33277	4	-35% L	1%	21846

1 23 RURAL ACRES  
2 22 OSD

MBL MOVE ON

*Mbl already picked up  
See jacket behind*

NC02: New Construction 2002  
2/11/02 #31 EXT NH; 2002 660 SF OB WITH 360 SF  
LEAN-TO, NEW MOBILE SITED

Supplemental Cards

MEASURED ACREAGE 48.5300

FARMLAND COMPUTATIONS

Parcel Acreage

- 81 Legal Drain NV [-]
- 82 Public Roads NV [-]
- 83 UT Towers NV [-]
- 9 Homesite(s) [-]

TOTAL ACRES FARMLAND 48.5300

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 265691

Measured Acreage  
Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND

Classified Land Total  
Homesite(s) Value (+)

Supplemental Cards  
TOTAL LAND VALUE

PHYSICAL CHARACTERISTICS

1	2
---	---

IMPROVEMENT DATA

00670615

Property Class: 401  
34950 SE SKOGAN RD, SANDY, OR, 97055, USA

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01 POLEBLDG				0.00	17A	5	2001	2001	AV	6.70	N	7.91	660	5220	0	0	116	100	6060
02 LEANTO				0.00	0	5	2001	2001	AV	3.70	N	4.37	360	1570	0	0	116	100	1820

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

7880

Neigh 16004 AV

EXHIBIT B\_ PAGE 12 OF 12





**NOTICE OF VIOLATION**

July 25, 2024

Donald W Jones Trustee  
34171 SE Compton Rd  
Boring, OR 97009

Mike Burkhardt  
Cameo Curtis  
34950 SE Skogan Rd  
Boring, OR 97009

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

**VIOLATION:** V0027724

**SITE ADDRESS:** 34950 SE Skogan Rd., Boring, OR 97009

**LEGAL DESCRIPTION:** T2S, R4E, Section 15, Tax Lot 01200

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

- Accessory structure(s) built without approved permits or approved final inspections.
- Electrical added to accessory structure(s) without approved permits or approved final inspections.
- Air conditioning units added to accessory structure without approved permits or approved final inspections.

**VIOLATIONS & HOW TO RESOLVE**

On June 20, 2024 Clackamas County Code Enforcement received a complaint that accessory structures on the subject property had been built without approved permits. I reviewed aerial images and confirmed that there were three new structures on the subject property that had been built that would have required permits. I reviewed County permitting records and found no approved permits for the construction of these structure(s).

I met with Cameo and Mike at the County offices on July 22, 2024 to discuss the violation on the property and a plan for abatement. In order to abate the violation(s), you must complete the following **no later than the deadline dates provided below:**

## **Accessory Structures - Deadline August 26, 2024**

- Please submit, or have your professional submit a complete agricultural exempt permit application. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
  - All requests for additional information in order to complete plan review must be responded to within ten days of being notified.
  - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.

If your structure does not qualify as an agricultural building, you will be required to submit a complete building permit application within 45 days of the date of the denial. The building permit application for this structure will require an engineer or architect licensed with the State of Oregon to stamp the submitted plans and calculations.

- All requests for additional information in order to complete plan review must be responded to within ten days of being notified.
- The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.

## **Electrical in Accessory Structure**

The electrical in the original agricultural building that was removed with the exception of one wall that house the original approved 200 amp service and 3 circuits remained during the construction of the new structure. The additional electrical that has been added to the accessory structure will need to be permitted and receive all required inspections including an approved final inspection **within 30 days of the date of either the approved and issued agricultural exemption permit or approved building permit.**

- IF the building is approved as an agricultural exempt building, a licensed electrician will be required to obtain the electrical permit.
- IF the building is approved as a residential accessory structure under a building permit, a licensed electrician may or may not be required.

## **Air Conditioning Units**

The air conditioning units installed for the accessory structure requires a mechanical permit. The mechanical permit must be submitted and received all inspections including an approved final inspection are obtained **within 30 days of the date of either the approved and issued agricultural exemption permit or approved building permits.**

- IF the building is approved as an agricultural exempt building, the mechanical permit for the A/C units will be required to be submitted as a commercial mechanical permit which does require commercial plan review.

- IF the building is approved as a residential accessory structure under a building permit, the mechanical permit will be a residential mechanical permit.

## **CONTACT INFORMATION**

**Building** – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at [bldservice@clackamas.us](mailto:bldservice@clackamas.us).

**Planning** – If you have questions concerning land use requirements please contact the planning department at 503-742-4500 or on-line at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us).

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

If you have any questions my direct telephone number is 503-742-4759 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).



Code Enforcement Permit Specialist  
Clackamas County Code Enforcement

## Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$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.

512012-2  
FIDELITY NATIONAL TITLE

# Fidelity National Title Company of Oregon

## STATUTORY WARRANTY DEED (Individual or Corporate)

ROBERT E. TAYLOR  
grantor, conveys and warrants to DONALD W. JONES  
grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of Clackamas, State of Oregon, to wit:

The southwest one-quarter of the northwest one-quarter and the north one-half of the north one-half of the southeast one-quarter of the northwest one-quarter of Section 15, Township 2 South, Range 4 East, of the W.M., in the County of Clackamas.

Subject to and excepting: Rights of the public and governmental agencies in and to any portion of said land included within the boundaries of ROADS, STREETS AND HIGHWAYS. Adverse claim and/or easement rights of TICKLE CREEK AND UNNAMED CREEK.

THIS INSTRUMENT WILL 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 APPROVED USES.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 109,748.13 and in completion of an I.R.C. 1031 Tax-Deferred Exchange.  
(See ORS 93.030)

Dated this 21<sup>st</sup> day of June, 1991

Robert E. Taylor  
Robert E. Taylor

(If executed by a corporation, affix corporate seal)

STATE OF ~~Oregon~~ Mississippi }  
County of Yazoo } ss.  
June 21, 1991

Personally appeared the above named Robert E. Taylor and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Catherine Prewitt, Notary Public for Mississippi, My commission expires: June 6, 1992

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_ Notary Public for Oregon, My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
FIDELITY NATIONAL TITLE  
1141 NE DIVISION  
GRESHAM, OR 97030

Until a change is requested all tax statements shall be sent to the following address:  
DONALD W. JONES  
30445 E. Springhill Road  
Portland, OR 97060

STATE OF OREGON }  
County of Clackamas }  
I, John Kauffman, County Clerk, for the County of Clackamas do hereby certify that the instrument of \_\_\_\_\_ was received for recording in the records of said county at \_\_\_\_\_

91 JUL 10 PM 11:20



Witness my hand and seal affixed  
JOHN KAUFFMAN  
County Clerk

91 33639  
Recording Certificate  
CCP-R4 (rev. 6/91)

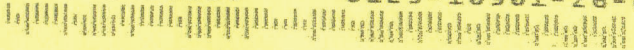
By \_\_\_\_\_ Deputy  
91 33639



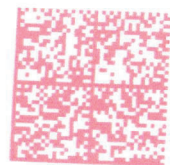
NIXIE 971 DE 1 0007/28/24

RETURN TO SENDER  
NO SUCH STREET  
UNABLE TO FORWARD

BC: 97045430250 \*0129-10901-26-01



FIRST-CLASS



US POSTAGE<sup>SM</sup>PITNEY BOWES  
ZIP 97045 \$ 000.69<sup>0</sup>  
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0008029510 JUL 25 2024

Mike Burkhardt  
Cameo Curtis  
34950 SE Skogan Rd  
Boring, OR 97009

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EXHIBIT D PAGE 6 OF 7

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**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**NOTICE OF VIOLATION**

July 25, 2024

Donald W Jones Trustee  
34171 SE Compton Rd  
Boring, OR 97009

Mike Burkhardt  
Cameo Curtis  
34950 SE Skogan Rd  
Boring, OR 97009

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

**VIOLATION: V0027724**

**SITE ADDRESS: 34950 SE Skogan Rd., Boring, OR 97009**

**LEGAL DESCRIPTION: T2S, R4E, Section 15, Tax Lot 01200**

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

- Accessory structure(s) built without approved permits or approved final inspections.
- Electrical added to accessory structure(s) without approved permits or approved final inspections.
- Air conditioning units added to accessory structure without approved permits or approved final inspections.

**VIOLATIONS & HOW TO RESOLVE**

On June 20, 2024 Clackamas County Code Enforcement received a complaint that accessory structures on the subject property had been built without approved permits. I reviewed aerial images and confirmed that there were three new structures on the subject property that had been built that would have required permits. I reviewed County permitting records and found no approved permits for the construction of these structure(s).

I met with Cameo and Mike at the County offices on July 22, 2024 to discuss the violation on the property and a plan for abatement. In order to abate the violation(s), you must complete the following **no later than the deadline dates provided below:**

**Project Name: AG015324**

**Project Description: \*\*JENN VIOLATON-TOM/AMANDA\*\*Building - Agriculture - 24E15 01200 - 34950 SE SKOGAN RD SANDY - Mike Burkhard/Cameo Curtis**

Review Comments List Date: 11/1/2024

**Ref. # 1**, Coordinator, DAI TRAN, 7/30/24 10:13 AM, Resolved

Comment: Please provide a site plan of the property. The site plan needs to include the entire property with all structures, driveways, wells and septic system (tank and drain field) clearly labeled with distances between structures and property lines.

Responded by: Cameo Curtis - 10/9/24 1:35 PM

*DONE AND UPLOADED 2X WITH CORRECTIONS*

Coordinator Response: Amanda Donaldson - 10/4/24 9:27 AM

*We must have location of everything on the property and all distances. Again, look in Clackamas Forms for the sample. The sample even shows if the well is on another property. Again you have to tell us everything that is on that property and distances of the structures. You need to show where that well and tank are, so they know this structure is not on top of it. Every permit is required to submit an accurate site plan.*

Responded by: Cameo Curtis - 9/28/24 2:49 PM

*The well and tank are nowhere near the building and out of the 49 acres is nursery that is leased to companies. We are not understating why this is something new needed for exempt when we have never had to before?*

Coordinator Response: Amanda Donaldson - 9/27/24 9:39 AM

*All AG permits require a site plan. I have uploaded a sample site plan to Clackamas Form Folder for your reference.*

Responded by: Cameo Curtis - 8/27/24 10:57 AM

*We do not have this information, nor have we ever been asked for this information as a renter. You would need to contact the owner for a actual property line of 45 acres. There are already records of the septic system.*

**Ref. # 2**, Coordinator, DAI TRAN, 7/30/24 10:18 AM, Unresolved

Comment:

Please provide an item listed below to qualify for an AG structure:

- County Assessors Farm or Forest Deferral
- IRS Schedule F (with social security number obscured)
- Other proof showing farming, agriculture, equine, forest or marijuana activity (e.g., receipts for payment of products)
- For a new business; a business plan

Responded by: Cameo Curtis - 10/28/24 1:42 PM

*We are pulling the exempt application*

Coordinator Response: Amanda Donaldson - 10/9/24 3:05 PM

*You must provide this information. This will be deemed as an incomplete submittal. If you have further questions you can reach out to Jennifer Kauppi with Code Enforcement.*

Responded by: Cameo Curtis - 10/9/24 1:34 PM

*THIS WAS ALREADY PROVIDED IN 2019*



Coordinator Response: Amanda Donaldson - 10/4/24 9:35 AM

*Again you need to provide one of the four options we have. You choose, but again, you have to obtain and then submit this information.*

Responded by: Cameo Curtis - 9/28/24 2:50 PM

*this is something the county has not us, so I am not able to provide this and its schedule is*

Coordinator Response: Amanda Donaldson - 9/27/24 9:40 AM

*You must provide one of the options showing you are AG exempt. Just stating you are farm deferral is not adequate.*

Responded by: Cameo Curtis - 8/27/24 10:56 AM

*This was already determined by Clackamas County that is is zoned as a far deferral as well as a timber zoning. I am confused on why this is being asked by us when its already in the records of Clackamas county.*

**Ref. # 3**, Coordinator, DAI TRAN, 7/30/24 10:18 AM, Info Only

Comment: Just an FYI - separate structures require separate applications.

**Ref. # 4**, Coordinator, Amanda Donaldson, 10/4/24 9:44 AM, Unresolved

Comment: Also you are stating in the application that you are growing Marijuana. You must get Planning and Zoning Approval for a grow operation and I don't see that on this property.

Responded by: Cameo Curtis - 10/9/24 3:32 PM

*From 2019?*

Coordinator Response: Amanda Donaldson - 10/9/24 3:06 PM

*You must provide this information. This will be deemed as an incomplete submittal. If you have further questions you can reach out to Jennifer Kauppi with Code Enforcement.*

Responded by: Cameo Curtis - 10/9/24 1:35 PM

*THIS IS A PERSONAL GROW AS WELL AS WAS APPROVED IN 2019*



Citation No. 2400277

Case No. V0027724

# ADMINISTRATIVE CITATION

Date Issued: September 23, 2024

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

Name: Donald W Jones Trustee  
Mailing Address: 34171 SE Compton Rd  
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 23rd day of September, 2024 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): 34950 SE Skogan Rd., Sandy, OR 97055

Legal Description: T2S, R4E Section15, Tax Lot(s) 01200

**Law(s) Violated:**

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

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

1) Accessory structure built without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00                      Fine: Not subject to fine amount

2) Electrical installed in accessory structure without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00                      Fine: Not subject to fine amount

3) Air conditioning unit added to accessory structure without approved permits or approved final inspections.

Maximum Civil Penalty \$1,000.00                      Fine: Noti subject to fine amount

You may avoid paying the civil penalty by abating the violation(s). 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 monthly administrative fee is being assessed.

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

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

Date: September 23, 2024  
Department Initiating Enforcement Action: Code Enforcement





Citation No. 2400277-A

Case No. V0027724

# ADMINISTRATIVE CITATION

Date Issued: September 23, 2024

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

**VOIDED 11-01-2024**

Name: Mike Burkhardt  
Cameo Curtis  
Mailing Address: 34950 SE Skogan Rd  
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 23rd day of September, 2024 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

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Legal Description: T2S, R4E Section15, Tax Lot(s) 01200

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Maximum Civil Penalty \$1,000.00                      Fine: Not subject to fine amount

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

Date: September 23, 2024  
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. 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: \_\_\_\_\_