



NOTICE OF HEARING

May 22, 2023

Ashley Colby Pylman
30255 SE Judd Rd.
Eagle Creek, OR 97022

RE:: County of Clackamas v. Ashley Colby Pylman
File: V0004323

Hearing Date: June 8, 2023

Time: This item will not begin before 12:30pm 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 20th 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Jennifer Kauppi within **3 calendar days** of receipt of the notice of hearing to receive either the link or the phone number for the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to jkauppi@clackamas.us or 150 Beavercreek Rd, Oregon City, Oregon 97045, **no later than 4 work 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.

Contact Jennifer Kauppi at 503-742-4759 within 3 calendar days of receipt of the notice of hearing packet to receive your Zoom link and phone number for the hearing. If you are unable to participate in a hearing through the Zoom platform, contact Shane Potter and the hearing will be scheduled to take place in person.

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet.

If you experience difficulties connecting to the Zoom hearing **before** your scheduled start time, please call 503-830-9960 for assistance.

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

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El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

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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，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

ASHLEY COLBY PYLMAN,

Respondent.

File No: V0004323

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 30255 SE Judd Rd., Eagle Creek, OR 97022.

2.

The address or location of the violation(s) of law alleged in this Complaint is:

30255 SE Judd Rd., Eagle Creek, OR 97022 also known as T2S, R4E, Section 20, Tax Lot 01801,
and is located in Clackamas County, Oregon.

3.

On or about the 11th day of April, 2023 the Respondent violated the following law,
in the following way:

- a. Respondent violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by accumulating inoperable and/or non-currently licensed vehicles and non-putrescible waste. This violation is a Priority 3 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: Administrative Citation #2300043 in the amount of \$300.00 was mailed via first class mail on April 17, 2023. A copy of the notice document is attached to this Complaint as Exhibit E, 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 violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Solid Waste and Waste Management Code Priority 3 violation being \$250.00 to \$1,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

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:

and

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

DATED THIS 19 day of May, 2023.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

ASHLEY COLBY PYLMAN,

Respondent.

File No.: V0004323

STATEMENT OF PROOF

History of Events and Exhibits:

February 3, 2023	Clackamas County received a complaint regarding an occupied recreational vehicle and inoperable or non-currently licensed vehicles on the subject property.
February 7, 2023 Exhibit A	Correspondence was sent to the Respondent regarding the alleged violations.
February 21, 2023 Exhibit B	I conducted a site inspection. I found what appeared to be an occupied recreational vehicle on site and several inoperable or non-currently licensed vehicles.
February 22, 2023 Exhibit C	Correspondence was sent to the Respondent regarding the occupied recreational vehicle. The deadline to abate the Zoning and Development Ordinance violation was March 23, 2023. The deadline to abate the Solid Waste and Waste Management Code violation was April 7, 2023.
April 11, 2023 Exhibit D	I conducted a site inspection. The recreational vehicle no longer appeared to be occupied. The inoperable or non-currently licensed vehicles remained onsite.
April 11, 2023 Exhibit E	Citation 2300043 was issued for \$300.00 for the Priority 3 Solid Waste and Waste Management Code violation. The citation was sent first class mail and was not returned. This citation remains unpaid.
May 16, 2023 Exhibit F	I conducted a site inspection of the subject property. I found the inoperable or non-currently licensed vehicles remained onsite.
May 19, 2023	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Solid Waste and Waste Management Code, Chapter 10.03.060(A)(B) exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Solid Waste and Waste Management Code within 45 days of the date of the Order by placing the inoperable or non-currently licensed vehicles inside a permitted structure, render the vehicles licensed to a person residing on the subject property and operable or remove the inoperable or non-currently licensed vehicles from the subject property to an authorized location. 2 inoperable or non-currently licensed vehicles may remain on the property and not in a permitted structure, however, the vehicles must be screened from view of the road and surrounding property using a County approved screening method. All other miscellaneous debris including but not limited to miscellaneous debris, tires, vehicle parts and scrap metal must be screened from view of the road and surrounding properties or removed from the subject property to an authorized location.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Solid Waste and Waste Management Code violation of up to \$1,500.00 for date cited April 11, 2023.
- Payment for Citation No. 2300043 issued on April 17, 2023 for \$300.00.
- The administrative compliance fee to be imposed from February, 2023 until the violation is abated. As of this report the total is \$150.00
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



February 7, 2023

Ashley Colby-Pylman
30255 SE Judd Rd
Eagle Creek, OR 97022

**Subject: Alleged Violation of the Solid Waste Code, Title 10.03.060
and of the Zoning and Development Ordinance, Title 12, Section 316 of the
Clackamas County Code**

Site Address: 30255 SE Judd Rd Eagle Creek, OR 97022
Legal Description: T2S, R4E, Section 20, Tax Lot 01801

It has come to the attention of Clackamas County Code Enforcement that there may be numerous inoperable or non-currently licensed vehicles and an unauthorized occupied recreational vehicle may exist on the above referenced property.

This may constitute a violation of the Solid Waste Code, Title 10.03.060 of the Clackamas County Code and of the Zoning and Development Ordinance, Title 12, Section 316 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

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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February 22, 2023

Ashley Colby Pylman
30255 SE Judd Rd
Eagle Creek, OR 97022

SUBJECT: Violation of the Clackamas County Solid Waste and Waste management Code, Title 10, Chapters 10.03.060 (A) and (B) and Clackamas County Zoning and Development Code Ordinance Title 12, Section 316.03 (A)

FILE: V0004323

SITE ADDRESS: 30255 SE Judd Rd., Eagle Creek, OR 97022

LEGAL DESCRIPTION: T2S, R4E, Section 20, Tax Lot 01801

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

- Solid waste being stored on the property including inoperable and/or non-currently licensed vehicles
- Occupied recreational vehicle without land use approval

VIOLATIONS & HOW TO RESOLVE

I conducted a site inspection at the subject property on February 21, 2023. During that inspection I observed several inoperable or non-currently licensed vehicles and miscellaneous debris onsite. In addition, there appears to be an occupied recreational vehicle next to the shop. I reviewed County records and found no land use approval on file for the recreational vehicle. In order to abate the violations, please meet the deadlines as outline below:

Solid Waste

The accumulation of solid waste causes a condition of unsightliness and is a safety and health hazard and constitutes a violation of Clackamas County Code Title 10.03.060 (A) and (B). In order to abate the violations, you must complete the following **no later than April 7, 2023**:

- Remove all solid waste, including but not limited to appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or wastes that is **visible from the road or surrounding properties** to an authorized disposal facility and store out of sight all articles and solid waste that you wish to keep.

Please note - covering solid waste with a tarp or tarp like structure does not remove the items from violation.

Inoperable and/or Non-Currently Licensed Vehicles

- Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or**;
- Render the inoperable and/or currently licensed vehicles, operable and licensed **and/or**;
- Place the inoperable and/or not currently licensed vehicles inside a permitted structure, **and/or**;
- Screen **no more than two (2) vehicles** from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (C)). Please note: placing vehicles under tarps or tarp structures does not abate the violation.

Occupied Recreational Vehicle

Occupied recreational vehicles with land use approval constitute a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A). In order to abate the violations, you must complete one of the following **no later than March 23, 2023**.

If you believe that you would qualify for a temporary for care permit, you must submit a completed land use application and pay the application fee for a Temporary Dwelling for Care permit.

- If approved, you will have 30 days from the date of the land use decision to meet the conditions of approval, including but not limited to obtaining approved permits and approved final inspections for any required utility hookups for the placement of the recreational vehicle. ****Please note – the recreational vehicle will be required to connect to the septic system onsite.****

OR

- If you choose not to apply for land use approval or land use approval is denied the recreational vehicle must be either removed from the subject property or it can remain onsite in stored condition. In addition, if the recreational vehicle remains onsite, current tags and registration for the recreational vehicle will be required. Code Enforcement staff will conduct an inspection of the recreational vehicle to confirm compliance.

CONTACT INFORMATION

Planning – If you have questions concerning land use requirements please contact the Land Use and Planning Department at 503-742-4500 or on-line at ZoningInfo@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday, Tuesday and Thursday. Our lobby is closed to in person services on Wednesday and Friday, however, staff are available by telephone or email.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.

Jennifer Kauppi

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

**CLACKAMAS COUNTY CODE ORDINANCE TITLE 10.03 SOLID WASTE AND
WASTE MANAGEMENT CODE (This is a portion of the code the remainder of the
code can be found on the Clackamas County Website)**

10.03.030 Definitions

(33). **INOPERABLE VEHICLE:** For the purpose of the Nuisance Abatement provisions of this chapter, shall mean a vehicle designed for use on a public highway which has been left on public or private property thirty (30) days or more and is not currently licensed, or not in operating condition, or which has been extensively damaged, vandalized or stripped, including, but not limited to, missing wheels, tires, motor or transmission. An inoperable vehicle shall not mean an unlicensed operable vehicle or vehicles, which are used on private property for the production, propagation or harvesting of agricultural products grown or raised on such lands.

(48). **PUTRESCIBLE MATERIAL** means solid waste or wastes, including: bones; meat and meat scraps; fat; grease; fish and fish scraps; food containers or products contaminated with food wastes, particles or residues; prepared vegetable and fruit food wastes or scraps; manure; feces; sewer sludge; dead animals or similar wastes which cause offensive odor to create a health hazard, or which are capable of attracting or providing food for potential disease carriers, such as birds, rodents, flies and other vectors.

(59). **SOLID WASTE OR WASTES** shall include all putrescible and non-putrescible waste, including but not limited to, garbage; compost; organic waste; yard debris; brush and branches; land-clearing debris; sewer sludge; residential, commercial and industrial building demolition or construction waste; discarded residential, commercial and industrial appliances, equipment and furniture; discarded, inoperable or abandoned vehicles or vehicle parts and vehicle tires; special vehicles and equipment that are immobile and/or inoperable, mobile homes or trailer houses which are dilapidated, partially dismantled or fire damaged; manure; feces; vegetable or animal solid and semi-solid waste and dead animals; and infectious waste. Waste shall mean useless, unwanted or discarded materials. The fact that materials which would otherwise come within the definition of solid waste, may from time to time, have value and thus be utilized shall not remove them from the definition. There is a series of items identified in this section that are not included in this definition such as fertilizer for agricultural purposes. Please see the code for additional items.

10.03.060 Solid Waste or Wastes Accumulation Prohibited

A. Except as provided in subsection D of this Section, no person shall store, collect, maintain, or display on private property, solid waste or wastes or recyclable material that is offensive or hazardous to the health and safety of the public, or which creates offensive odors, or a condition of unsightliness. Storage, collection, maintenance, or display of solid waste or wastes in violation of this section shall be considered to be a public nuisance, which may be abated as provided in 10.03.070 of this chapter.

B. In addition to the provisions of subsection A, the following conditions or actions are also specifically identified as creating a public nuisance under this chapter.

(1) Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes for purposes of keeping it out of sight from the road or surrounding properties.

(2) Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes that is stored in a utility trailer, pickup truck, semitrailer or similar device for purposes of keeping it out of sight from the road or surrounding properties.

(3) Constructing a tire fence for any purpose.

(4) Storing waste tires except as permitted pursuant to OAR Chapter 340.

(5) Storing putrescible waste, whether it is visible or not visible from the road or adjacent properties, that is not kept in a rodent proof container with a tight-fitting lid, and not removed from the property to an authorized disposal facilities within seven (7) days.

(6) Composting which causes offensive odors, or creates a health hazard, or which is capable of attracting or providing food for potential disease carriers such as birds, rodents, flies and other vectors.

(7) Storing, collecting, maintaining, or displaying any licensed or unlicensed special vehicle or equipment that is immobile, inoperable, partially dismantled or dismantled, dilapidated, or fire damaged and is visible from the road or surrounding properties.

(8) Storing, collecting, maintaining, or displaying a mobile home or trailer house, which is dilapidated or partially dismantled, or fire damaged, and is visible from the road or surrounding properties.

(9) Storing, collecting, maintaining or displaying: residential, commercial and industrial appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded

material, or other similar non-putrescible solid waste or wastes, that is visible from the road or surrounding properties.

(10) Storing, collecting, maintaining or displaying any antique, classic, race care or collectible vehicle that is inoperable and is visible from the road or surrounding properties.

(11) Storing any inoperable vehicles unless said vehicle or vehicles are housed within a permitted structure or development, except up to two vehicles per premise may be stored behind a sight obscuring screen, in accordance with 10.03.060 C, and shall not be visible from the road or surrounding properties. For purposes of Subsection 11, two or more contiguous tax lots that are under common ownership shall be considered one premise.

(12) When commercial, industrial, multi-family or residential developments that use a compactor or compactors for on-site waste management, do not keep the areas around the compactor free of solid waste and debris, and washed down on a regular basis.

C. Any sigh obscuring screen used to abate a solid waste nuisance shall consist of one of the following options:

(1) Construct a wood fence unpainted or painted with neutral or earth tone colors of which the upright posts shall consist of a decay resistive material a minimum of four (4) inches in diameter and anchored a minimum of eight (8) feet. The railings shall be a minimum of 2 inch by 4 inch lumber with the 4 inch side attached vertically to the posts. The attached vertical or horizontal fence boards shall be set with a maximum separation $\frac{1}{4}$ inch.

(2) Construct a metal fence consisting of chain link or woven fabric with metal upright posts anchored a minimum of two (2) feet below ground level with metal railings and connectors. Water and insect resistive wood or plastic slats shall be inserted in the chain link or woven fabric, with a maximum separation of $\frac{3}{8}$ inch between slats.

(3) Construct a combination fence consisting of a metal sheeting attached to wood framing as defined in Section C-1 above, or durable metal framing, which is painted a neutral or earth tone color.

(4) Construct a wall consisting of solid material, built of concrete, masonry, brick, stone, or other similar materials or combination thereof.

(5) Construct an earthen berm consisting of dirt, soil, sand, clay or any combination thereof and shall be planted with grass and/or ornamental plantings and shall be maintained at all times.

(6) Plant a hedge consisting of evergreen plantings or other ornamental plantings a minimum of six (6) feet in height, planted not more than two (2) feet on center and which is maintained at all times.

In addition to the minimum fencing requirements, wood, metal, masonry fences or combination thereof greater than six (6) feet in height are subject to County review pursuant to the Oregon State Uniform Building Code, and all earthen berms are subject to County review pursuant to the County's Grading and Excavation Chapter.

For the purposes of this chapter, no sight obscuring screen shall be located, placed, constructed or installed contrary to the Clackamas County Zoning Development Ordinance

RECORDING REQUESTED BY:



4800 SW Meadows Rd., Ste 300
Lake Oswego, OR 97035

GRANTOR'S NAME:

Carl T. Sandell

GRANTEE'S NAME:

Ashley Colby Pylman

AFTER RECORDING RETURN TO:

Ashley Colby Pylman
30255 SE Judd Road
Eagle Creek, OR 97022

SEND TAX STATEMENTS TO:

Ashley Colby Pylman
30255 SE Judd Road
Eagle Creek, OR 97022

00673934 and 24E20 01801
30255 SE Judd Road, Eagle Creek, OR 97022

Clackamas County Official Records	2020-008828
Sherry Hall, County Clerk	02/05/2020 03:22:01 PM
D-D	Cnt=1 Stn=75 TIFFANY
\$10.00 \$16.00 \$10.00 \$62.00	\$98.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Carl T. Sandell, Grantor, conveys to Ashley Colby Pylman who took title as Ashley C. Sandell, Grantee, the following described real property, situated in the County of Clackamas, State of Oregon,

Part of the West half of the Southwest quarter of Section 20, Township 2 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon more particularly described as follows: **24E20 01801 00673934**

Beginning at the point of intersection of the West line of said Section 20, Township 2 South, Range 4 East, of the Willamette Meridian, with the Northerly boundary of Clackamas County Road #44; thence North along the West line of said Section 20, to the Northwest corner of the tract conveyed to Wildwood Nursing Home, Inc., an Oregon Corporation, by Clackamas County Deed Book 580, Page 146; thence Southeasterly along the Northeasterly boundary of said Wildwood Nursing Home, Inc. tract to a point that is 530 feet East of the West line of said Section 20, when measured at right angles thereto; thence South parallel to the West line of said Section 20, to a point in the Northwesterly line of the tract conveyed to Hildagrade Hochhalter by Clackamas County Deed Book 666, Page 667; thence Southwesterly along the Northwesterly line of said Hochhalter tract to a point in the Northerly line of aforesaid County Road #44; thence Northwesterly along the Northerly line of said County Road #44 to the point of beginning;

SAVE AND EXCEPT:

A part of the Southwest quarter of Section 20, Township 2 South, Range 4 East, Willamette Meridian, more particularly described as follows:

Beginning at the Southwest Corner of Section 20, Township 2 South, Range 4 East, Willamette Meridian; thence North 0°05'25" East a distance of 1617 feet to the Northwest corner of that tract described in the Contract of Sale to C.M. Sterritt and Freda M. Sterritt recorded May 27, 1963 in Book 622 Page 382 Deed Records of Clackamas County, Oregon and the true point of beginning; thence South 65°07'35" East a distance of 524.84 feet along the North line of the above noted tract; thence South 31°04'43" West a distance of 667.66 feet to a point that is 30.00 feet (when measured at right angles to the "as travelled" centerline) from the "as travelled" centerline of Judd Road; thence South 47°36'55" West a distance of 30.00 feet to the "as travelled" centerline; thence, following the "as travelled" centerline Northwesterly, a distance of 175.88 feet along the arc of a 707.58 foot radius curve to the right through a central angle of 14°14'30" (the long chord of 175.43 feet bears North 35°15'50" West); thence North 28°08'35" West a distance of 19.16 feet more or less to the intersection of the "as travelled" centerline of Judd Road and the west line of Section 20; thence, leaving the centerline and following the said West line of the section, North 0°05'25" East a distance of 652.58 feet to the true point of beginning; EXCEPTING THEREFROM that part in Judd Road.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030). **cks**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR

Recorded by TICOR TITLE 30261907673

BARGAIN AND SALE DEED - STATUTORY FORM

(continued)

215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 2/5/2020

[Signature]
Carl T. Sandell

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 2/5/2020 by Carl T. Sandell.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11/8/2020













Citation No. 2300043

Case No. V0004323

ADMINISTRATIVE CITATION

Date Issued: April 17, 2023

Name and Address of Person(s) Cited:

Name: Ashley Colby Pylman
Mailing Address: 30255 SE Judd Rd
City, State, Zip: Eagle Creek, OR 97022

Date Violation(s) Confirmed: On the 11th day of April, 2023, 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): 30255 SE Judd Rd., Eagle Creek, OR 97022

Legal Description: T2S, R4E Section 20, Tax Lot(s) 01801

Law(s) Violated:

Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060 (A), (B)

Description of the violation(s):

- 1) Accumulation of miscellaneous debris and inoperable or non-currently licensed vehicles

Maximum Civil Penalty \$1,500.00

Fine \$300.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$300.00. 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 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: April 17, 2023
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

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: _____





