



## NOTICE OF HEARING

March 16, 2023

Eva Wamboldt  
2512 Hazel St  
Lake Charles, LA 70601

Marvin Wamboldt  
19495 SE Veneer Ln  
Sandy, OR 97055

**RE::** County of Clackamas v. Eva Wamboldt and Marvin Wamboldt

**File:** V0044621

**Hearing Date:** April 13, 2023

**Time:** This item will not begin before 10:30 am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

1. Notice of Rights;
2. Copy of Exhibits which have been submitted by the County

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 Officers 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. Please contact Jennifer Kauppi to receive either the link or the phone number with password in order to attend the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) or 150 Beaver Creek 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.

**If you are unable to participate in a hearing through the Zoom platform** please contact Jennifer Kauppi at 503-742-4759 or [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) within **3 calendar days** of receipt of the notice of hearing packet.

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 503-348-4692 for assistance.**

*\*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

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.

EVA WAMBOLDT AND  
MARVIN WAMBOLDT,

Respondents.

File No: V0044621

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent Eva Wamboldt's mailing address is: 2512 Hazel St., Lake Charles, LA  
70601. Respondent Marvin Wamboldt's mailing address is: 19495 SE Veneer Ln., Sandy, OR  
97055.

2.

The address or location of the violation(s) of law alleged in this Complaint is:  
19495 SE Veneer Ln., Sandy OR 97055 also known as T2S, R5E, Section 20, Tax Lot 01100, and is  
located in Clackamas County, Oregon.

3.

On or about the 8th day of November, 2022 the Respondents violated the following  
laws, in the following ways:

- a. Respondents 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 4 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondents in the following manner: Administrative Citation #2100446-SW in the amount of \$250.00 was mailed via first class mail on November 9, 2022. A copy of the notice document is attached to this Complaint as Exhibit 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 violations 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 Solid Waste and Waste Management Code Priority 4 violation being \$100.00 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 16 day of March, 2023.

*Jennifer Kauppi*

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Jennifer Kauppi  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

EVA WAMBOLDT AND  
MARVIN WAMBOLDT

Respondents.

File No.: V0044621

STATEMENT OF PROOF

History of Events and Exhibits:

- October 14, 2021 Clackamas County received a complaint regarding an occupied accessory structure and solid waste on the subject property.
- October 19, 2021 Correspondence was sent to the Respondents regarding the alleged  
Exhibit A violations.
- October 26, 2021 I received an email from Marvin Wamboldt Jr. He stated that his father  
Exhibit B received the alleged letter in the mail. Marvin stated that he would be getting rid of the trash on the property. In addition, Marvin said that to his knowledge his Dad was the only one residing on the property.
- November 8, 2021 I conducted a site inspection at the subject property. I observed inoperable  
Exhibit C or non-currently vehicles and two non-currently licensed trailers onsite. In addition, there was some miscellaneous debris and an accessory structure that appeared to be occupied.
- November 22, 2021 I spoke with Marvin Wamboldt Jr on the phone regarding the site  
inspection findings. I explained what would be required to abate the solid waste violation concerning the inoperable vehicles. I told Marvin that the accessory structure did appear to be occupied. Marvin stated it was not occupied and that he and his wife live in the house with his Dad. They are simply storing some things in the shed. I told Marvin I would be sending a violation letter regarding the solid waste violation and I would come out to confirm the accessory structure was not being occupied.
- November 23, 2021 Correspondence was sent to the Respondents with a deadline of December  
Exhibit D 22, 2021 to abate the violation.
- December 22, 2021 I received an email from the Respondent's son stating the ground is too soft  
Exhibit E to move the remaining vehicles and doesn't want the yard damaged. I asked how much time he thought he needed and he stated March would be ideal.
- December 27, 2021 Correspondence was sent to the Respondent's updating deadline to March  
Exhibit F 28, 2022 to abate the violation.

March 22, 2022 Exhibit G	I received an email from Marvin stating the ground was still really soft and he was hoping to have things complete by the end of April. I agreed to extend the deadline again and scheduled a time to meet with Marvin in May.
May 31, 2022 Exhibit H	I emailed the Respondent's son Marvin to confirm our meeting onsite that day. Marvin responded to me that the solid waste code had not been abated. In addition, Marvin and his wife had been living in the accessory structure since the pandemic. I followed up with Marvin on the phone the next day and discussed the options to get a temporary for care on the subject property.
November 8, 2022 Exhibit I	I conducted a site inspection and found the property remained in violation of the solid waste code. In addition the accessory structure remained occupied. A review of County records indicated that no temporary for care application had been submitted to the County.
November 9, 2022 Exhibit J	Citation 2100446 for \$250.00 was issued for the Priority 4 Solid Waste Code violation. This citation was sent to Eva Wamboldt and Marvin Wamboldt. The citation was not returned and remains unpaid.
November 9, 2022 Exhibit K	Correspondence sent to the Respondents with a deadline of December 9, 2022 to abate the Zoning and Development Ordinance and Building Code violation for the occupied accessory structure that had been converted to habitable space without permits.
January 31, 2023	I met with the Respondent's son Marvin on site. He stated that he was no longer living in the accessory structure. I viewed the inside of the structure and found it was being used for storage purposes. The camper and recreational vehicle remained on site and was not screened from view. In addition, there were two vehicles on site with Washington plates that did not have current registration on them. Marvin and I again discussed what would have to take place to abate the solid waste violation. Marvin asked for an additional 60 days to abate the violation. I told Marvin I would give him 45 additional days to abate the solid waste violation.
February 1, 2023 Exhibit L	Correspondence was sent to the Respondents with an updated deadline of March 7, 2023 to abate the solid waste code violation.
March 14, 2023 Exhibit M	I conducted a site inspection and found the property remained in violation of the solid waste code. I observed an increase in the miscellaneous solid waste and the inoperable or non-currently licensed vehicles remained onsite.
March 16, 2023	I referred this matter to the Code Enforcement Hearings Officer.

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

- The Respondents be ordered to bring the property into compliance with the solid waste code within 45 days of the date of this hearing by screening from view of the road and surrounding properties all non-putrescible waste and miscellaneous debris and up to 2 inoperable and/or non-currently licensed vehicles/trailers. The Respondents to use a County approved method of screening. Render all remaining vehicles/trailers operable and licensed or remove the vehicles/trailers from the subject property.
- 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 Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Solid Waste and Waste Management Code violation of up to \$1,000.00 for date cited November 8, 2022.
- Payment for Citation No. 2100446-SW issued on November 9, 2022 for \$250.00.
- The administrative compliance fee to be imposed from November, 2021 until the violation is abated. As of this report the total is amount due is \$1,125.00.
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fail 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.



October 19, 2021

Eva Wamboldt  
2512 Hazel St  
Lake Charles, LA 70601

Marvin Wamboldt  
19495 SE Veneer Ln  
Sandy, OR 97055

**Subject: Alleged Violation of the Zoning and Development Ordinance, Title 12, Section 406, Building Code, Chapter 9.02.040 and the Solid Waste Code, Title 10.030.060 of the Clackamas County Code**

Site Address: 19495 SE Veneer Ln, Sandy OR 97055  
Legal Description: T2S, R5E, Section 20, Tax Lot 01100

It has come to the attention of Clackamas County Code Enforcement that an accessory structure may have been converted to habitable space without the benefits of building permits or land use authorization. In addition, there may also be multiple dwellings on the above referenced property without land use approval.

Additionally, there may be an accumulation of solid waste on the above referenced property, including but not limited to putrescible (household) garbage, inoperable and/or non-currently licensed vehicles and other miscellaneous debris.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 406, Building Code, Chapter 9.02.040 and the Solid Waste Code, Title 10.030.060 of the Clackamas County Code.

Please contact Jennifer Kauppi, Code Enforcement 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 503-742-4452

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Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

## Property Account Summary



<b>Account Number</b>	00693896	<b>Property Address</b>	19495 SE VENEER LN , SANDY, OR 97055
<b>General Information</b>			
Alternate Property #	25E20 01100		
Property Description	Section 20 Township 2S Range 5E TAX LOT 01100		
Property Category	Land &/or Buildings		
Status	Active, Host Other Property, Locally Assessed, Use Assessed		
Tax Code Area	046-004		
Remarks			
<b>Tax Rate</b>			
<b>Description</b>	<b>Rate</b>		
Total Rate	13.4676		
<b>Property Characteristics</b>			
Property Tax Deferral	Potential Additional Tax Liability		
Neighborhood	16054: Sandy East to Alder Creek all other		
Land Class Category	661: Small Tract Forestland Option Improved		
Building Class Category	13: Single family res, class 3		
Year Built	1945		
Acreage	23.65		
Fire patrol acres	22.65		

Change property ratio	6XX				
<b>Related Properties</b>					
01190954 is Located On this property					
<b>Parties</b>					
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>		
Taxpayer	100	WAMBOLDT MARVIN	19495 SE VENEER LN, SANDY, OR 97055		
Owner	100	WAMBOLDT EVA	2512 HAZEL ST, LAKE CHARLES, LA 70601		
<b>Property Values</b>					
<b>Value Type</b>	<b>Tax Year 2022</b>	<b>Tax Year 2021</b>	<b>Tax Year 2020</b>	<b>Tax Year 2019</b>	<b>Tax Year 2018</b>
AVR Total	\$106,909	\$103,903	\$100,982	\$98,166	\$95,431
Exempt					
TVR Total	\$106,909	\$103,903	\$100,982	\$98,166	\$95,431
Real Mkt Land	\$449,979	\$365,297	\$325,446	\$322,125	\$303,862
Real Mkt Bldg	\$159,750	\$132,130	\$117,950	\$118,920	\$110,260
Real Mkt Total	\$609,729	\$497,427	\$443,396	\$441,045	\$414,122
M5 Mkt Land	\$17,333	\$14,071	\$12,536	\$12,408	\$11,705
M5 Mkt Bldg	\$159,750	\$132,130	\$117,950	\$118,920	\$110,260
M5 SAV	\$8,530	\$8,371	\$8,326	\$7,941	\$7,783
SAVL (MAV Use Portion)	\$6,809	\$6,718	\$6,627	\$6,559	\$6,492
MAV (Market Portion)	\$100,100	\$97,185	\$94,355	\$91,607	\$88,939
Mkt Exception					
AV Exception					
<b>Active Exemptions</b>					
No Exemptions Found					

## Kauppi, Jennifer

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**From:** yard <yard@timbertechnologiesllc.com>  
**Sent:** Tuesday, October 26, 2021 3:15 PM  
**To:** Kauppi, Jennifer  
**Subject:** alleged violation

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

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My name is Marvin Wamboldt Jr It has come to my attention that there was a complaint against my father Marvin Wamboldt 19495 SE Veneer Ln Sandy Oregon 97055 about a car and trash. The car was towed away today. I think the trash my dads neighbor has complain about is a well project I helped my dad with it's a long hose along the road I will get that cleaned up with in the next couple weeks. And as far as I know my father is the only one who lives there. If there is anything else I can do to help resolve this let me know.  
Marvin Wamboldt Jr  
Yard manager Timber Technologies LLC  
503-449-1136

























**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

November 23, 2021

Eva Wamboldt  
2512 Hazel St  
Lake Charles, LA 70601

Marvin Wamboldt  
19495 SE Veneer Ln  
Sandy, OR 97055

**SUBJECT: Violation of the Clackamas County Solid Waste and Waste management Code, Title 10, Chapter 10.03.060 (A) and (B)**

**VIOLATION:** V0044621

**SITE ADDRESS:** 19495 SE Veneer Ln, Sandy OR 97055

**LEGAL DESCRIPTION:** T2S, R5E, Section 20, Tax Lot 01100

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

**VIOLATIONS & HOW TO RESOLVE**

**Solid Waste**

There is miscellaneous debris throughout the site including inoperable and/or not currently licensed vehicles. This constitutes a violation of Clackamas County Ordinance Title 10.03.060 (A) and (B) as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violation(s), you must complete the following no later than **December 22, 2021**:

- 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.

- 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 remedy the violation.

### **CONTACT INFORMATION**

If you have any questions my direct telephone number is 503-742-4452 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).

*Jennifer Kauppi*

Code Enforcement Permit Specialist  
Clackamas County Code Enforcement  
503-742-4452  
cc. Enclosures

## 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.

**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 sight 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

**BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, *EVA WAMBOLDT* hereby grants to *EVA WAMBOLDT*, TRUSTEE, *THE EVA WAMBOLDT FAMILY TRUST*, DATED 6-11-98, the following described real property in the County of CLACKAMAS, State of Oregon:

The Southeast quarter of the Northwest quarter of Section 20, Township 2 South, Range 5 E of the W.M. in Clackamas County, Oregon, excepting the North 195 feet thereof also excepting therefrom that certain roadway or passageway and appurtenances thereto as described in deed recorded Jan 17, 1946 in Book Deed Records, also excepting a reservation of pipe line rights as set forth in said deed, in the County of CLACKAMAS, State of Oregon.

Until a change is requested, all tax statements are to be sent to the following address:

**EVA WAMBOLDT**  
19495 SE Veneer Ln.  
Sandy, Oregon 97055

Dated: 6-11, 1998

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

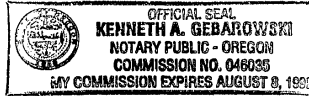
*Eva Wamboldt*  
**EVA WAMBOLDT**

STATE OF OREGON            )  
  ) ss.  
COUNTY OF CLACKAMAS )

On June 11, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared *EVA WAMBOLDT*, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.

*Kenneth A. Gebrowski* NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-8-99



AFTER RECORDING RETURN TO  
**EVA WAMBOLDT**  
19495 SE Veneer Ln.  
Sandy, Oregon 97055

98-054472

STATE OF OREGON 98-054472  
CLACKAMAS COUNTY  
Received and placed in the public  
records of Clackamas County  
RECEIPT# AND FEE: 74431 \$35.00  
DATE AND TIME: 06/17/98 04:00 PM  
JOHN KAUFFMAN, COUNTY CLERK

1. BARGAIN AND SALE DEED

## Kauppi, Jennifer

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**From:** Kauppi, Jennifer  
**Sent:** Monday, December 27, 2021 1:50 PM  
**To:** 'yard'  
**Subject:** V0044621 - 19495 SE Veneer - Progress update

Marvin,

Sounds good. I am placing an updated violation letter in the mail today. The deadline date will be March 28<sup>th</sup>, 2022 per your request.

Thank you  
Jennifer

---

**From:** yard <[yard@timbertechnologiesllc.com](mailto:yard@timbertechnologiesllc.com)>  
**Sent:** Thursday, December 23, 2021 4:47 AM  
**To:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Subject:** RE: V0044621 - 19495 SE Veneer - Progress update

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

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March would be ideal if that's ok ill do my best to get them out before then. Thanks for working with me on this. I truly appreciate it.  
Merry Christmas and Happy New Year.

---

**From:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Sent:** Wednesday, December 22, 2021 2:55 PM  
**To:** yard <[yard@timbertechnologiesllc.com](mailto:yard@timbertechnologiesllc.com)>  
**Subject:** RE: V0044621 - 19495 SE Veneer - Progress update

Marvin,

No trouble at all. I don't want the yard destroyed either.

What deadline do you feel you could meet?

---

**From:** yard <[yard@timbertechnologiesllc.com](mailto:yard@timbertechnologiesllc.com)>  
**Sent:** Wednesday, December 22, 2021 2:53 PM  
**To:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Subject:** RE: V0044621 - 19495 SE Veneer - Progress update

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

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Im sorry that I haven't got back to you. The ground over there is too soft without tearing it up which I don't want to do nor does my Dad and with the coming snow it will be worse, needless to say the Tahoe is still there however the dodge should be gone after the 1<sup>st</sup> again with weather permitting. Its not like I'm not trying. I work here 10hrs a day plus work on the property for my dad. I just need a little more time if possible.

Thank you  
Marvin Wamboldt Jr  
Yard Manager  
Timber Technologies LLC

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**From:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Sent:** Wednesday, December 22, 2021 11:49 AM  
**To:** yard <[yard@timbertechnologiesllc.com](mailto:yard@timbertechnologiesllc.com)>  
**Subject:** V0044621 - 19495 SE Veneer - Progress update

Marvin,

Hello. I wanted to check in to see how progress was coming with the removal of the inoperable vehicles?

Let me know  
Thank you

*Jennifer Kauppi*

Code Enforcement Permit Specialist  
150 Beaver Creek Rd  
Oregon City, OR 97045  
503-742-4452

Coming Soon in August 2021! We're excited to launch Development Direct -- our new one-stop digital services hub for Building Codes and Development Engineering. [Click here to learn more.](#)







**UPDATED VIOLATION NOTICE**

December 27, 2021

Eva Wamboldt  
2512 Hazel St  
Lake Charles, LA 70601

Marvin Wamboldt  
19495 SE Veneer Ln  
Sandy, OR 97055

**SUBJECT: Violation of the Clackamas County Solid Waste and Waste management Code, Title 10, Chapter 10.03.060 (A) and (B)**

**VIOLATION:** V0044621

**SITE ADDRESS:** 19495 SE Veneer Ln, Sandy OR 97055

**LEGAL DESCRIPTION:** T2S, R5E, Section 20, Tax Lot 01100

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

**VIOLATIONS & HOW TO RESOLVE**

**Solid Waste**

There is miscellaneous debris throughout the site including inoperable and/or not currently licensed vehicles. This constitutes a violation of Clackamas County Ordinance Title 10.03.060 (A) and (B) as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violation(s), you must complete the following no later than **March 28, 2022:**

- 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.

- 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 remedy the violation.

### **CONTACT INFORMATION**

If you have any questions my direct telephone number is 503-742-4452 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).

*Jennifer Kauppi*

Code Enforcement Permit Specialist  
Clackamas County Code Enforcement  
503-742-4452  
cc. Enclosures

## 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).
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**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)**

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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.

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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

## Kauppi, Jennifer

---

**From:** Kauppi, Jennifer  
**Sent:** Wednesday, March 30, 2022 6:46 PM  
**To:** 'yard'  
**Subject:** RE: 19495 SE Veneer Ln  
**Attachments:** 21-11-18 Site Inspection (90).JPG; 21-11-18 Site Inspection (103).JPG; 21-11-18 Site Inspection (72).JPG

Thank you....

Please see the attached photos.....The motorhome and the vehicles seen in the photos will either need to be removed or no more than 2 screen from view or you can place them in the barn.

I believe the trailers have plates on them, if they do, the tags on the trailers need to be current. If they are current they can stay.

I do want you to be aware that I received another complaint about the accessory structure shown in the 3<sup>rd</sup> photo (#72) as still being occupied. During my site visit I will inspect the structure to verify it is not being occupied.

I will grant the extension until May 17<sup>th</sup> as I am having surgery on April 18<sup>th</sup> and won't be cleared for field work until then.

I will schedule my site visit for that day. You and I can coordinate a time that is least impactful to your job.

Please let me know if you have any questions.

Thank you  
Jennifer

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**From:** yard <yard@timbertechnologiesllc.com>  
**Sent:** Tuesday, March 22, 2022 11:24 AM  
**To:** Kauppi, Jennifer <JKauppi@clackamas.us>  
**Subject:** 19495 SE Veneer Ln

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

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Update I have removed one of the two vehicles the ground is still soft by the other one so ill need a little time on that one hopefully by the end of April if we get a few dry days in a row.

## Kauppi, Jennifer

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**From:** Kauppi, Jennifer  
**Sent:** Tuesday, May 31, 2022 7:47 AM  
**To:** 'yard'  
**Subject:** RE: Inspection today - 19495 SE Veneer Ln

Marvin,

Based on the information you have provided below, let's discuss this situation over the phone. Would you be able to talk tomorrow afternoon or Thursday afternoon? If so, what time is best for you.

Thank you  
Jennifer

---

**From:** yard <[yard@timbertechnologiesllc.com](mailto:yard@timbertechnologiesllc.com)>  
**Sent:** Tuesday, May 31, 2022 7:37 AM  
**To:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Subject:** RE: Inspection today - 19495 SE Veneer Ln

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

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We have yet to move the trailer the dodge truck is gone and as far as living in the shed I have been since the beginning of the pandemic my dad is too valuable to me for him to get sick I worked every day during and I didn't want to take that chance. I didn't want to move into a tent which would have been my next option. I was going to tell you before but I didn't have the courage to. I'm sorry for not coming forward sooner and yes I'm ready to meet you today.

---

**From:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Sent:** Tuesday, May 31, 2022 7:13 AM  
**To:** yard <[yard@timbertechnologiesllc.com](mailto:yard@timbertechnologiesllc.com)>  
**Subject:** Inspection today - 19495 SE Veneer Ln

Marvin,

Just checking that we're still on for the inspection today at 19495 SE Veneer Ln. Inspection is for the removal or screening of the inop/ncl vehicles and inspection of the accessory structure being used has habitable space.

Thank you

*Jennifer Kauppi*

Code Enforcement Specialist  
Clackamas County – Transportation & Development  
Code Enforcement  
[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)  
503-742-4759  
150 Beaver Creek Rd













Wildwood

RT44935



















Citation No. 2100446-SW

Case No. V0044621

# ADMINISTRATIVE CITATION

Date Issued: November 9, 2022

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

Name:	Eva Wamboldt	Marvin Wamboldt
Mailing Address:	2512 Hazel St	19495 SE Veneer Ln
City, State, Zip:	Lake Charles, LA 70601	Sandy, OR 97055

Date Violation(s) Confirmed: On the 8<sup>th</sup> day of November, 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): 19495 SE Veneer Ln, Sandy, OR 97055

Legal Description: T2S, R5E Section 20, Tax Lot(s) 01100

**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) Inoperable or non-currently licensed vehicles

Maximum Civil Penalty \$1,000.00

Fine \$250.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$250.00. 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: November 9, 2022  
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: \_\_\_\_\_





**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

November 9, 2022

Eva Wamboldt  
2512 Hazel St  
Lake Charles, LA

Marvin Wamboldt  
19495 SE Veneer Ln  
Sandy, OR 97055

**SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 406.04(A) Violation of the Clackamas County Building Code, Chapter 9.02.040 (E)**

**VIOLATION:** V0044621

**SITE ADDRESS:** 19495 SE Veneer Ln., Sandy, OR 97055

**LEGAL DESCRIPTION:** T2S, R5E, Section 20, Tax Lot 01100

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

Accessory structure converted to habitable space  
Multiple dwellings without land use approval

**VIOLATIONS & HOW TO RESOLVE**

On May 31, 2022 Marvin Jr emailed me regarding the alleged violation of an accessory structure that had been converted to habitable space and is currently occupied. Marvin Jr. confirmed in the email that the shed is being occupied by Marvin Jr. Based on a search of county records, there have been no permits applied for to convert the accessory structure to habitable space nor has any land use applications been submitted to have multiple dwellings on the above mentioned address. Multiple dwellings without land use approval and converting an accessory structure without permits constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 406.04 (A) and Clackamas County Code Title 9.02.040 (E). In order to abate the violation(S), you must complete the following no later than **December 9, 2022.**

## **Multiple Dwellings without Land Use Approval and Accessory Structure Converted to Habitable Space**

You must vacate the accessory structure that has been converted to habitable space **no later than December 9, 2022.**

Schedule an inspection with Code Enforcement staff who will conduct a site inspection and confirm the accessory structure is not occupied **no later than December 20, 2022**

**\*\*Please note** – if electrical, plumbing and mechanical have been added to the accessory structure, permits will be required to either decommission what cannot be in the structure or permit what can remain\*\* If permits are required, you will have 30 days from the date of the site inspection with Code Enforcement to submit all required permits, pay permit fees and receive approved final inspections.\*\*\*

If you would like to explore having a second dwelling on site, please contact the Planning Department to discuss your options and requirements for an authorized secondary dwelling.

### **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](mailto:ZoningInfo@clackamas.us).

**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).

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 and 8:00 a.m. to 3:00 p.m. Our office is closed to the public on Fridays, however, all staff are available by phone or email.

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



**UPDATED VIOLATION NOTICE**

February 1, 2023

Eva Wamboldt  
2512 Hazel St  
Lake Charles, LA 70601

Marvin Wamboldt  
19495 SE Veneer Ln  
Sandy, OR 97055

**SUBJECT: Violation of the Clackamas County Solid Waste and Waste management Code, Title 10, Chapter 10.03.060 (A) and (B)**

**VIOLATION:** V0044621

**SITE ADDRESS:** 19495 SE Veneer Ln, Sandy OR 97055

**LEGAL DESCRIPTION:** T2S, R5E, Section 20, Tax Lot 01100

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

**VIOLATIONS & HOW TO RESOLVE**

Marvin Wamboldt Jr and I met onsite January 31, 2023. I was able to confirm that the accessory structure was no longer being occupied, however, there was still a solid waste code violation for the 2 inoperable or non-currently licensed vehicles, a non-currently licensed camper and a non-currently licensed recreational vehicle. During this inspection, I let Marvin know that if he was able to remove the 2 inoperable vehicles (Ford truck and a Tundra) from the subject property or render them currently licensed and operable no later than March 7<sup>th</sup>, I would allow until June 1st to screen the camper and recreational from view of the road or other properties. If the deadline is not met, I will proceed with enforcement. I have included the Chapter 10.03.060 requirements regarding what is allowed for screening.

- 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 remedy the violation.

### **CONTACT INFORMATION**

If you have any questions my direct telephone number is 503-742-4452 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).

*Jennifer Kauppi*

Code Enforcement Permit Specialist  
Clackamas County Code Enforcement  
503-742-4452  
cc. Enclosures – Chapter 10.03.060 screen requirements

## 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.**
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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



[Codified by Ord. 05-2000, 7/13/00]

### **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, semi-trailer 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 facility 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 car or collectible vehicle that is inoperable and is visible from the road or surrounding properties.
  11. Storing any inoperable vehicle or 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 this Subsection 11, two or more contiguous tax lots that are under common ownership shall be considered one premises.
  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 sight 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 two (2) feet below ground level. There shall be a maximum post separation 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 of 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 3/8 inch between slats.
  3. Construct a combination fence consisting of 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 combinations 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



















