



NOTICE OF HEARING

March 6, 2024

Tommer Trust
23120 S Estacada Rd.
Estacada, OR 97023

RE:: County of Clackamas v. Tommer Trust
File: V0041322

Hearing Date: March 27, 2024

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

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

Enclosed you will find the following:

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

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

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

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, 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.



You must have access to the internet or to a telephone line to use the Zoom platform, a copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Diane Bautista at 150 Beavercreek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Diane Bautista at 503-742-4459 **within 3 calendar days of receipt of the Notice of Hearing**.

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

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

Zoom invite

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

Please click this URL to join.

<https://clackamascounty.zoom.us/j/84147610026?pwd=VG9ONEdEc0oyL0Z3WWJZMFFJNzdxZz09>

Passcode: 898101

Or One tap mobile:

+14086380968,,84147610026# US (San Jose)

+16694449171,,84147610026# US

Or join by phone:

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

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

Webinar ID: 841 4761 0026

Department of Transportation and Development

Nondiscrimination Policy:

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

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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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.

TOMMER TRUST,

Respondent.

File No: V0041322

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 23120 S. Estacada Rd., Estacada, OR 97023

2.

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

23120 S. Estacada Rd., Estacada, OR 97023, also known as T3S, R4, Section 31 , Tax Lot 00102,
and is located in Clackamas County, Oregon.

3.

On or about the 27th day of October, 2022, and on or about the 6th day of April, 2023, the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, by having multiple dwellings without land use approval. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

- b. Respondent violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03, by storing inoperable and non-currently licensed vehicles and miscellaneous debris. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities

4.

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

5.

Notice of the violation was given to Respondent in the following manner: Violation notice dated October 27, 2022 and Citation and Complaint #2200413. A copy of the notice documents are attached to this Complaint as Exhibits D and G, and incorporated by this reference.

6.

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

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

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for the Title 12 Priority 2 violation being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code; and Said range for Solid Waste and Waste Management, Chapter 10.03 Priority 2 violation being \$500.00 to \$2,500.00 per

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

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

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

DATED THIS 28th day of February, 2024.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

TOMMER TRUST,

Respondent.

File No.: V0041322

STATEMENT OF PROOF

History of Events and Exhibits:

October 11, 2022 Exhibit A	Clackamas County received a complaint regarding inoperable and non-currently licensed vehicles and an accumulation of solid waste. Complainant also provided pictures of the site.
October 12, 2022 Exhibit B	Correspondence was sent to the Respondent regarding potential solid waste code violations.
October 25, 2022 Exhibit C	I conducted research and found that there are two addresses on this site, 23120 and 23152 Estacada Rd. 23152 was assigned to Temporary for Care Permit Z0288-10-STC for the care of the Respondent's mother, Mary Tommer. This Land Use approval expired in 2014.
October 27, 2022 Exhibit D	Correspondence was sent to the Respondent for the zoning and solid waste code violations with a deadline of November 26, 2022.
November 22, 2022	I returned a call from Joanne Tommer and extended the timeline to December 15th and also advised her that she needs to get paperwork to convert the Temporary for Care dwelling to storage.
December 13, 2022	I returned a call from Joanne Tommer and extended the deadline to January 1, 2023.
March 22, 2023 Exhibit E	I conducted a site inspection and confirmed inoperable and non-currently licensed vehicles, an accumulation of solid waste and the Temporary for Care dwelling on site.
April 5, 2023 Exhibit F	I conducted a follow-up site inspection after I had reviewed Plan Map to confirm the property size and boundaries where additional solid waste was seen. I took additional pictures of the solid waste by the Temporary for Care dwelling and pole barn.
April 6, 2023 Exhibit G	Citation 2200413 was issued for \$800.00 for the zoning and solid waste code violations. This citation was paid on April 20, 2023.

July 11, 2023 Exhibit H	I conducted a site inspection and the property was being screened with fencing and work has been done to abate the violation. I confirmed inoperable and non-currently licensed vehicles, an accumulation of solid waste and the Temporary for Care dwelling remain on site.
July 13, 2023 Exhibit I	Correspondence was sent to the Respondent regarding the zoning and solid waste code violations with a deadline of September 13, 2023.
September 6, 2023	I returned a call from Joanne Tommer and extended the deadline to January 2024.
September 25, 2023 Exhibit J	I received an email from Joanne Tommer letting me know that the yellow water truck had been removed.
October 4, 2023 Exhibit K	I received a photo of the registration for the manufactured dwelling from Joanne Tommer that will need to be surrendered to the State of Oregon to move forward with converting the manufactured dwelling to storage.
December 15, 2023 Exhibit L	I responded to an email from Joanne Tommer to let her know I would be conducting a site inspection in January 2024.
February 20, 2024 Exhibit M	I conducted a site inspection and confirmed inoperable and non-currently licensed vehicles, an accumulation of solid waste and the Temporary for Care dwelling remained on site. No application had been submitted to the County for the conversion of the manufactured dwelling to storage.
February 28, 2024	The County referred this matter to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, 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 Clackamas County Solid Waste and Waste Management Code within 30 days of the Continuing Order.
 - Remove or screen all solid waste, including but not limited to equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or waste that is visible from the road or surrounding properties.
 - Remove the inoperable and/or not currently licensed vehicles or render them, operable and licensed to persons currently residing on the subject property. Screen no more than two (2) vehicles from view of the road and surrounding properties.
- The Respondent be ordered to bring the property into compliance with the Clackamas County Zoning and Development Ordinance within 30 days of the Continuing Order.

- Remove the Temporary for Care dwelling to an authorized location, **or**;
- Submit a complete application to the building department to convert the manufactured dwelling to storage and obtain all final inspections within 45 days of the permit being issued, **or**;
- Submit a new and complete application for a Temporary Dwelling for Care.

Code Enforcement to confirm compliance of the above items 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 Code violation of up to \$2,500.00 for date cited April 5, 2023.
- The imposition of civil penalties for the Zoning Ordinance violation of up to \$2,500.00 for date cited April 5, 2023.
- The Administrative Compliance Fee calculated at \$75.00 per month from November 2022 totals \$1,200.00. The County is requesting a reduction of Administrative Compliance Fees in the amount of \$375.00 for a total amount due of \$825.00. This is a reasonable estimate of the cost of this enforcement matter at this time.
- 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.







October 12, 2022

Tommer Trust
23120 S Estacada Rd
Estacada, OR 97023

**Subject: Alleged Violation of the Solid Waste Code, Title 10.03.060
of the Clackamas County Code**

Site Address: 23120 S Estacada Rd., Estacada, OR 97023
Legal Description: T3S, R4E, Section 31, Tax Lot 00102

It has come to the attention of Clackamas County Code Enforcement that 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 Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

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

E-mail address is DianeBau@clackamas.us

Telephone number is 503-742-4459

**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

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ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

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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

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**23152 Estacada Road
Expired Temp for Care**

**23120 Estacada Road -
Primary Residence**



Development Services Building
Mike McCallister, Manager
150 Beavercreek Road | Oregon City, OR 97045
phone: (503) 742-4500 | fax: (503) 742-4550 | e-mail: zoninginfo@co.clackamas.or.us
web: <http://www.clackamas.us/transportation/planning>

NOTICE OF LAND USE DECISION

This document represents the Land Use and Zoning Staff findings and conditions of approval for a Land Use Application Renewal of Temporary Dwelling for Care Permit as cited below. It contains three parts:

Section 1 – Summary, Section 2 – Conditions of approval and Section 3 – Findings.

SECTION 1 – SUMMARY

DATE: January 11, 2011

LAST DATE TO APPEAL: January 24, 2011

CASE FILE NO.: Z0288-10-STC

STAFF CONTACT: Eileen Wetzel, (503)742-4521, eileenw@co.clackamas.or.us

APPLICANT: Joanne Tommer; 23120 S Estacada Rd., OR 97023

OWNER: Tommer Trust; 23120 S Estacada Rd., OR 97023

LEGAL DESCRIPTION: T3S R4E Section 31, Tax Lot(s) 00102

SITE ADDRESS: 23120 S Estacada Rd.

TOTAL AREA: Approximately 3.44 acres

ZONING: FF-10 (Farm Forest 10 acre)

CITIZENS PLANNING ORGANIZATION: **ESTACADA CPO**

Buck Steen 503-630-6141
P.O. Box 235
Estacada, OR 97023
pnbsteen@yahoo.com

PROPOSAL: Renewal of a temporary healthcare permit for the continued care of Mary Tommer, who requires healthcare assistance from her daughter, Joanne Tommer.

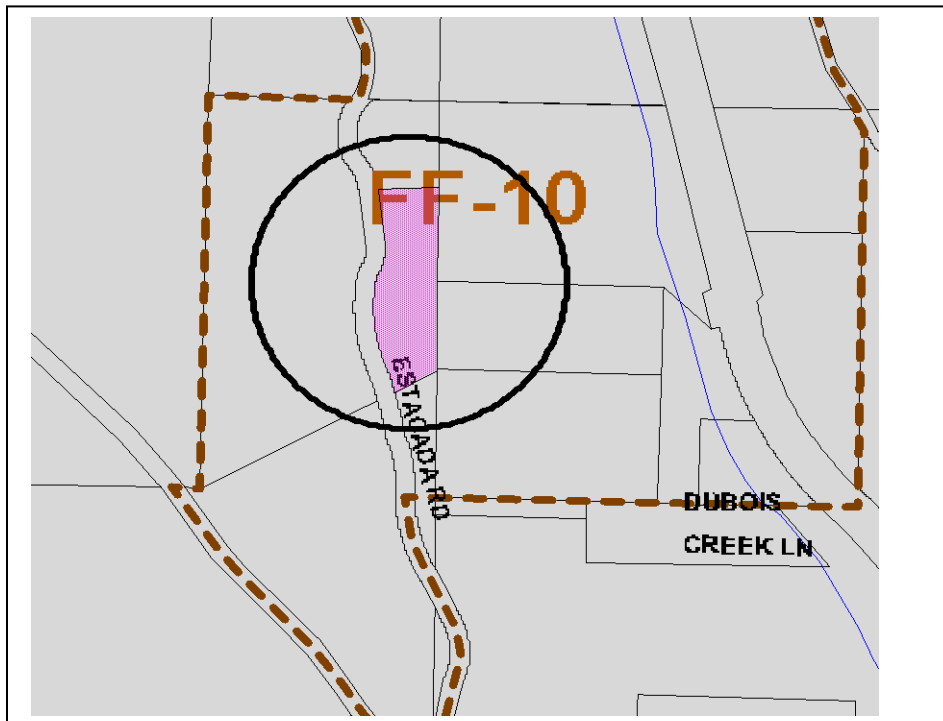
NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

OPPORTUNITY TO REVIEW THE RECORD: A copy of the Land Use and Zoning Staff Decision and all evidence submitted with this application is available for inspection, at no cost, at the Land Use and Zoning office during normal business hours (Monday – Thursday, 9:00 am. – 4:00 pm). Copies of all documents may be purchased at the rate of \$1.00 for the first page and 10 cents for each additional page. The Land Use Decision contains the findings and conclusion upon which the decision is based along with any condition of approval.

APPEAL RIGHTS: If you disagree with this decision or conditions of approval, you may appeal this decision to the Clackamas County Hearings Officer. The cost of the appeal is **\$250**. Your appeal must be received in the Land Use and Zoning Division office by 4:00 pm on the last day to appeal which is **January 24, 2011**. Permits will not be issued until the day after the appeal deadline.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 310, and 1204.03(C), (D) and (E), which control renewal permits of temporary dwellings for care.

Location Map



RECOMMENDATION:
PRELIMINARY APPROVAL WITH CONDITIONS

SECTION 2: CONDITIONS OF APPROVAL

The Clackamas County Land Use and Zoning staff APPROVES this application for Renewal of Temporary Dwelling for Care Permit subject to the following conditions:

I. General Conditions:

1. Approval is subject to the below stated conditions. Failure to comply with all conditions of approval shall be cause for revocation of this permit.
2. Approval is for three years only, and any use beyond this time period shall require an application for renewal of this permit.
3. This permit is granted for the specific use described in the application, to the extent that it is consistent with these conditions of approval.
4. The federal Endangered Species Act (ESA) is not a criteria for approval of this application. The County has reviewed the approval standards in light of the requirements of the ESA, believes that the criteria for approval are consistent with the terms of the ESA and has submitted the Development Ordinances for consideration for a "4(d)" programmatic limitation. However, the analysis included in this report does not include an evaluation by the County of the application for consistency with the ESA nor does the report reach any conclusions concerning that federal law. The applicant is responsible for designing, constructing, operation and maintaining the activities allowed by an approval of this application in a manner that ensures compliance with the ESA. Any question concerning this issue should be directed to the applicant, its consultants and the federal agencies responsible for administration and enforcement of the ESA for the affected species.

II. Land Use and Zoning Conditions: Eileen Wetzel, (503) 742-4521,
eileenw@co.clackams.or.us

1. Approval is for three years. Any use beyond this time period shall require an application for renewal of this permit.
2. The permanent dwelling shall only be occupied by Mary Tommer, the care recipient. Her care provider, Joanne Tommer will occupy the temporary dwelling.
3. The temporary dwelling shall continue to comply with the development standards as set forth in the FF-10 zoning district which are 30 feet from the front property line, 30 feet from the rear property line, and 10 feet from the side property lines.

4. Unless separate services legally exist on the subject property on the date of this decision, all water, electricity, natural gas and/or sanitary sewer service for the temporary dwelling shall be extended from the permanent dwelling services and no separate meters for the temporary dwelling shall be allowed.
5. Unless more than one legally established driveway entrance to the subject property exists on the date of this decision, the temporary dwelling shall use the same driveway entrance as the permanent dwelling although the driveway may be extended.
6. The temporary dwelling shall remain in its existing approved location or, if relocated, shall be located within 100 feet of the permanent dwelling. This distance shall be measured from the closest portion of each structure.
7. The applicant shall provide a recorded statement which shall be recorded in the Clackamas County Deed Records recognizing that the dwelling approved by this permit is temporary and that the permit is not transferable when the property is conveyed to another party. **A copy of the recorded document has been submitted to the file.**
8. The temporary dwelling shall not be a source of rental income.
9. The manufactured dwelling approved pursuant to this permit shall be removed from the subject property within 90-days of when the permit expires or there is no longer a need for the care. If any of the conditions change, even though the permit is granted for up to three years, if the care recipient recovers, dies, or moves away, the permit immediately expires and the temporary manufactured dwelling, trailer or recreational vehicle must be removed. It is a violation of ZDO 1204.03 to leave such a temporary dwelling on the subject property after the need for care ceases.
10. The primary and temporary structures should have individual approved address numbering that is plainly legible and visible from the street or road fronting the property and on both dwellings. Addresses may be obtained from Land Use and Zoning.
11. The applicant should provide at least one fire extinguisher with a minimum rating of 2A:10BC and working smoke alarms in each dwelling. See www.sfm.state.or.us . The driveway and/or access roads serving the residences shall be approved by the appropriate local Fire Marshall.

III. Building Code Division Conditions: Ray VanLieu, (503) 742-4787, rayvan@co.clackamas.or.us

1. All construction shall comply with current Oregon Structural Specialty Code and any other relevant codes.

2. Mobile home placement permit and installation, plumbing and electrical permits shall be obtained for the temporary dwelling from the Department of Transportation and Development, if not already done. All permits shall receive final approved inspections prior to occupancy of the temporary dwelling.

IV. Soils Division Conditions: (503) 742-4740

The temporary dwelling shall remain connected to a sanitary sewer system or to an on-site sewage disposal system approved by the Soils Section of the Department of Transportation and Development (Soils). Unless a separate system legally exists on the subject property on the date of this decision, the temporary dwelling shall use the same on-site sewage disposal system used by the permanent dwelling if that disposal system is adequate to accommodate the additional dwelling as determined by Soils. **An application for an existing system review (Authorization Notice) may be required by the Soils Section. Contact the Soils Division to determine if this is now required in your case.**

SECTION 3 – FINDINGS

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 310.04(A) and 1204.03 (C), (D), and (E). The Clackamas County Land Use and Zoning Staff has reviewed these Sections of the ZDO in conjunction with this proposal and makes the following findings and conclusions:

1. *Subsection 1204.03(C) establishes conditions of approval to which a permit for a temporary dwelling for care shall be subject. This Subsection also establishes the circumstances under which exceptions to these conditions of approval may be granted.*

The temporary dwelling has been on the property since 1989. At that time, many of the current conditions of approval were not applicable. Specifically, the temporary dwelling may not comply with current requirements for using the same on-site sewage disposal system as the permanent dwelling; extending water, electricity, natural gas and/or sanitary sewer service from the permanent dwelling to the temporary dwelling and prohibiting separate meters for the temporary dwelling; using the same driveway entrance as the permanent dwelling and locating the temporary dwelling within 100 feet of the permanent dwelling. However, exceptions may be granted to these requirements when separate legally established on-site sewage disposal systems, utility services and driveway entrances exist and when the temporary dwelling is already legally located farther than 100 feet from the permanent dwelling. These exceptions will be provided for in the conditions of approval. The remaining required conditions of approval will be applied to this permit. **This criterion can be met.**

2. Subsection 1204.03(D) *authorizes a permit for a temporary dwelling for care to be renewed for a period not to exceed two years in an EFU, TBR or AG/F zoning district or three years in any other zoning district when the applicant provides evidence substantiating that the circumstances that provided the basis on which the previous permit was granted remain substantially similar. A renewal application shall be accompanied by a signed statement from a licensed healthcare provider. The statement shall be dated within 90 days preceding the date the application is submitted and shall identify the care recipient and substantiate that the level of assistance required is substantially similar to, or greater than, the level required when the previous permit was granted.*

The subject property is located in the FF-10 zoning district. Therefore, a condition of approval will authorize the temporary dwelling for a period of three years and require a renewal application if the use will be continued beyond the limited three year approval period. The health hardship identified in this application is suffered by Mary Tommer. The health care provider's statement dated April 20, 2010 substantiates the need for care. The submitted information is consistent with the information provided when the permit was last approved on May 24, 2007 (Z0319-07-STC) and substantiates that the circumstances that provided the basis on which the previous permit was granted remain substantially similar. The health care provider's statement is dated within 90 days preceding the date the application was submitted and identifies the care recipient as Mary Tommer. The statement is sufficient to substantiate that the level of assistance required by Mary Tommer is substantially similar to the levels required when the previous permit was granted. **This criterion is satisfied.**

3. Subsection 1204.03(E) *establishes that an application shall be evaluated under the approval criterion for a renewal application rather than the criteria for a new application if the permit is requested for the same lot, parcel or tract and the same care recipient as the previous permit. A temporary permit for care may be renewed an unlimited number of times subject to Subsection 1204.03(D). However, an application received after the expiration of the previous permit shall be charged the same fee as a new application.*

The submitted application requests a permit for the same lot and the same care recipient as the previous permit issued May 24, 2007 (Z0319-07-STC). There is no limit on the number of times this permit may be renewed provided it continues to comply with Subsection 1204.03(D). **This criterion is satisfied**

SUMMARY: The Land Use and Zoning Staff finds that the applicant has submitted information which demonstrates that the proposal for a renewal of a temporary permit for care can conform to the approval standards of the Zoning and Development Ordinance and other County and State Regulations, as outlined in Section 3 of this report. The imposition of Conditions of Approval found in Section 2 will assure compliance with the Code.

DECISION: Based on the findings and conclusions herein, this application is hereby **APPROVED** subject to the conditions of approval found in Section 2.



October 27, 2022

CORRECTED

Tommer Trust
23120 S. Estacada Road
Estacada, OR 97023

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

VIOLATION: V0041322

SITE ADDRESS: 23120 S. Estacada Rd., Estacada, OR 97023

LEGAL DESCRIPTION: T3S, R4E, Section 31, Tax Lot 00102

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

- Multiple Dwellings without land use approval - Expired Temporary for Care Permit Z0288-10 on site without land use approval
- Inoperable and/or non-currently licensed vehicles and miscellaneous debris

Expired Temporary Dwelling for Care Permit

On January 11, 2011 Clackamas County Planning and Zoning Division approved a Temporary Dwelling for Care Permit for the continued placement of a manufactured dwelling as a residence in order to provide care for Mary Tommer. The application expired on January 11, 2014 and a renewal application was not received.

Please note that the above referenced property is in violation and will only be in compliance after obtaining land use authorization and complying with any conditions of the approval, or removing the temporary dwelling as outlined in the conditions of Z0288-10-STC.

In order to abate the violations please complete the following **not later than November 26, 2022:**

- Submit a new and complete application for a Temporary Dwelling For Care authorization. **Or:**

- Remove the temporary dwelling as described in Z0288-10-STC

Solid Waste

An accumulation of solid waste constitutes a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than November 26, 2022**:

- Remove or screen all solid waste, including but not limited to equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or waste that is visible from the road or surrounding properties.

Inoperable and/or Non-Currently Licensed Vehicles

Inoperable and/or non-currently licensed vehicles constitute a violation of Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B), as it provides a condition of unsightliness and is considered a public nuisance. In order to abate the violations, you must complete the following **no later than November 26, 2022**:

- Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or**;
- Render the inoperable and/or currently unlicensed 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.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
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.

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

Property Account Summary

10/12/2022

Account Number	00952730	Property Address	23120 S ESTACADA RD , ESTACADA, OR 97023
General Information			
Alternate Property #	34E31 00102		
Property Description	Section 31 Township 3S Range 4E TAX LOT 00102		
Property Category	Land &/or Buildings		
Status	Active, Host Other Property, Locally Assessed		
Tax Code Area	108-023		
Remarks			
Tax Rate			
Description	Rate		
Total Rate	12.9896		
Property Characteristics			
Tax Liability ORS 311	\$267.94		
Neighborhood	12054: Estacada rural all other		
Land Class Category	401: Tract Land Improved		
Building Class Category	13: Single family res, class 3		
Year Built	1976		
Acreage	3.44		
Fire patrol acres	3.44		
Change property ratio	4XX		
Related Properties			
01217114 is Located On this property			

Parties			
Role	Percent	Name	Address
Taxpayer	100	TOMMER TRUST	23120 S ESTACADA RD, ESTACADA, OR 97023
Owner	100	TOMMER TRUST	23120 S ESTACADA RD, ESTACADA, OR 97023

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$271,876	\$263,958	\$256,270	\$248,806	\$241,559
Exempt					
TVR Total	\$271,876	\$263,958	\$256,270	\$248,806	\$241,559
Real Mkt Land	\$262,866	\$215,639	\$187,125	\$178,214	\$174,650
Real Mkt Bldg	\$245,440	\$203,500	\$177,510	\$171,050	\$161,310
Real Mkt Total	\$508,306	\$419,139	\$364,635	\$349,264	\$335,960
M5 Mkt Land	\$262,866	\$215,639	\$187,125	\$178,214	\$174,650
M5 Mkt Bldg	\$245,440	\$203,500	\$177,510	\$171,050	\$161,310
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$271,876	\$263,958	\$256,270	\$248,806	\$241,559
Mkt Exception					
AV Exception					

Active Exemptions
No Exemptions Found

Events			
Effective Date	Entry Date-Time	Type	Remarks

NL



KNOW ALL MEN BY THESE PRESENTS, That I, MARY L. TOMMER

have made, constituted and appointed, and by these presents do hereby make, constitute and appoint JOANNE L. TOMMER

my true and lawful attorney for me and in my name, place and stead, and for my use and benefit to demand, sue for, recover, collect and receive all such sums of money, debts, rents, dues, accounts, legacies, bequests, interests, dividends, annuities and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to me, to have, use and take all lawful ways and means in my name or otherwise for the recovery thereof, and to compromise, settle and adjust and to execute and deliver acquittances or other sufficient discharges for any of the same; to bargain, contract for, purchase, receive and take lands, tenements, hereditaments, and accept the seizin and possession thereof and all deeds and other assurances in the law therefor and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements and hereditaments, including my right of homestead in any of the same for such price, upon such terms and conditions and with such covenants as my attorney shall think fit; to sell, transfer and deliver all or any shares of stock owned by me in any corporation for any price and receive payment therefor and to vote any such stock as my proxy; to bargain for, buy, sell, mortgage, hypothecate and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property in possession or in action, and to make, do and transact all and every kind of business of whatsoever nature or kind; for me and in my name and as my act and deed, to sign, seal, execute, acknowledge and deliver all deeds, covenants, indentures, agreements, trust agreements, mortgages, pledges, hypothecations, bills of lading, bills, bonds, notes, evidences of debt, receipts, releases and satisfactions of mortgages, judgments and other debts payable to me and other instruments in writing of whatever kind and nature which my attorney in his/her absolute discretion shall deem to be for my best interests, to have access to any safety deposit box which has been rented in my name, or in the name of myself and any other person or persons; to sell, discount, endorse, deliver and/or deposit all checks, drafts, notes and negotiable instruments payable to my order, to withdraw any moneys deposited in my name with any bank, by check or otherwise, and generally to do any business with any bank or banker on my behalf; to complete, sign, and deliver any tax return or form and pay taxes thereon or collect refunds therefrom; also

GIVING AND GRANTING unto my attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my attorney or my attorney's substitute or substitutes shall lawfully do or cause to be done by virtue of these presents.

This power shall take effect: (delete inapplicable phrase)

(a) on the date next written below;

(b) ~~on the date I may be adjudged incompetent by a court of proper jurisdiction.~~

If neither phrase (a) nor (b) is deleted, this power shall take effect on the date next written below.

My attorney and all persons unto whom these presents shall come may assume that this power of attorney has not been revoked until given actual notice either of such revocation or of my death.

In construing this instrument, and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, I have hereunto set my hand on July 16, 1997

Mary L. Tommer

STATE OF OREGON, County of Clackamas ss.

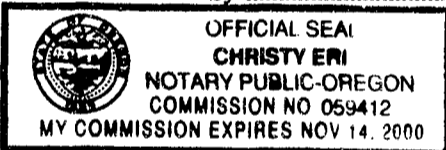
This instrument was acknowledged before me on July 16, 1997,

by Mary L. Tommer

Christy Eri

Notary Public for Oregon

My commission expires 11/14/2000



POWER OF ATTORNEY

MARY L. TOMMER

To

JOANNE L. TOMMER

After recording return to (Name, Address, Zip):

Douglas J. Sandstrom
1300 NE Linden Ave., PO Box 594
Gresham, OR 97030

STATE OF OREGON, 97-053241 } ss.
instrument

was received of

STATE OF OREGON 97-053241
CLACKAMAS COUNTY

SPAC Received and placed in the public
RECO records of Clackamas County

RECEIPT# AND FEE: 57357 \$15.00
DATE AND TIME: 07/17/97 02:27 PM
JOHN KAUFFMAN, COUNTY CLERK

NAME

By

TITLE

By _____, Deputy



































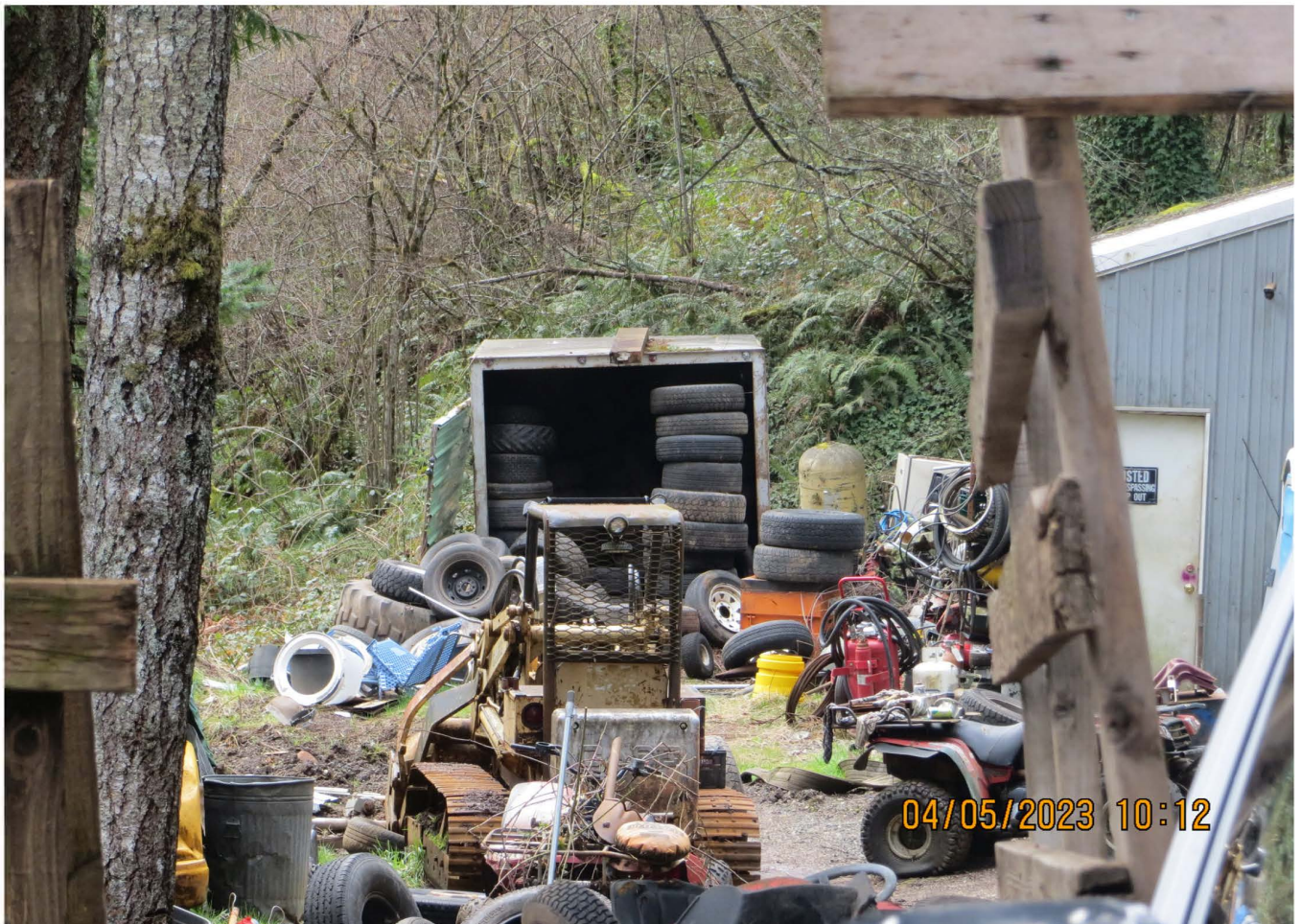


















Citation No. 2200413

Case No. V0041322

ADMINISTRATIVE CITATION

Date Issued: April 6, 2023

Name and Address of Person(s) Cited:

Name: Tommer Trust
Mailing Address: 23120 S. Estacada Road
City, State, Zip: Estacada, OR 97023

Date Violation(s) Confirmed: On the 5th 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): 23120 S. Estacada Rd., Estacada, OR 97023

Legal Description: T3S, R4E Section 31, Tax Lot(s) 00102

Law(s) Violated:

- Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A)

Description of the violation(s):

- 1) Multiple dwellings without land use approval

Maximum Civil Penalty \$2,500.00 Fine \$400.00

- 2) Accumulation of solid waste and inoperable and non-currently licensed vehicles

Maximum Civil Penalty \$2,500.00 Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$800.00. 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: Diane Bautista
Telephone No.: 503-742-4459

Date: April 6, 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 Beavercreek Rd.
 Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:


- a. Your name and address;
- b. A copy of the citation or the Citation 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: 4/20/23
 Address: 23120 S. ESTACADA RD. ESTACADA, ORE. 97023
City, State, Zip
 Contact Number: 503-898-8350 Email: MAMAJO5012@GMAIL.COM

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: V0041322
Application Type: CodeEnforcement/Violation/NA/NA
Address: 23120 S ESTACADA RD
ESTACADA, OR 97023

Receipt No. 1382032

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Check	32300171 31	\$800.00	4/20/2023	ANDREAH	Payment for citation number 2200413	Joanne Tommer
		<u>\$800.00</u>				

Owner Info.: TOMMER TRUST
23120 S ESTACADA RD
ESTACADA, OR 97023

Work Description: ALLEGED - SOLID WASTE - INOP VEHICLES, MISC DEBRIS, GARBAGE

















July 13, 2023

Tommer Trust
23120 S. Estacada Road
Estacada, OR 97023

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

VIOLATION: V0041322

SITE ADDRESS: 23120 S. Estacada Rd., Estacada, OR 97023

LEGAL DESCRIPTION: T3S, R4E, Section 31, Tax Lot 00102

As mentioned in previous correspondence sent to you on October 27, 2022, you have both zoning and solid waste code violations on your property. I conducted a site inspection yesterday, July 12, 2023 and it appears that you are working on abating the solid waste code violations by removing and/or screening the debris.

I noted that there are three vehicles on the road that are inoperable and/non currently licensed. A F15 Ford with plates that expired in April of 2019, a truck with a light vehicle trip permit of 0824817 that expired in June of 2023 and a partially disassembled vehicle. There is also a 1977 Chevrolet pickup in the driveway license plate XLF684 that has tags that expired in 2021.

In addition, there appears to be a yellow commercial vehicle with no plates and assorted other vehicles on the adjacent property next to the accessory structure. Please note that you can only screen 2 inoperable or non-currently licensed vehicles. All other vehicles must be operable and licensed or removed from your property.

The second manufactured dwelling also remains on the property and must be removed or converted to an authorized use. I have attached information in regards to converting this structure to storage.

I will extend your deadline for an additional 60 days for you to complete the abatement of the solid waste and zoning violations. If the violations are not abated by September 13, 2023 I will be moving this file forward to the Hearings Officer.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Change of Use from MFG Home to Storage Information
3. Required Notice of Fines and Penalties

A handwritten signature in blue ink that reads "Diane Bautista". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Diane Bautista
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.

Bautista, Diane

From: Joanne Tommer <mamajo5012@gmail.com>
Sent: Monday, September 25, 2023 10:55 PM
To: Bautista, Diane
Subject: Water Truck
Attachments: Resized_image000000.jpeg

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

Hello Diane,

Good news I wanted you to know, the unsightly, hideous water truck is gone and I have a picture of it hooked to the tow truck thats taking it away!! Still looking for the mobile home license plate, not sure if it got moved or someone took it before , but I'm still searching for it. But for now at least one more H2O truck down the road . Have a good day!

Joanne
503-898-8350



ORE 095105

AS EVIDENCED BY THIS LABEL NO. THE MANUFACTURER CERTIFIES TO THE BEST OF THE MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS MOBILE HOME HAS BEEN INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL MOBILE HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE. SEE DATA PLATE.

Bautista, Diane

From: Bautista, Diane
Sent: Friday, December 15, 2023 11:50 AM
To: 'Joanne Tommer'
Subject: RE: Trying to get things done ! - 23120 S Estacada Road - V0041322
Attachments: 22-10-27 Corrected Violation Notice.pdf; 19-05 MH Change of use - Information for Mfg Dwelling to storage 07-19-22.pdf

Good morning,

The original deadline to abate the solid waste and expired Temporary for Care permit was November 26, 2022.

On July 13, 2023 I extended the timeline to abate these violations to September 13, 2023. On September 6, 2023 I extended the timeline to January 2024.

I will be conducting a site inspection in January to confirm compliance.

Please let me know if you have any questions.

Thank you.

From: Joanne Tommer <mamajo5012@gmail.com>
Sent: Friday, December 15, 2023 11:25 AM
To: Bautista, Diane <DianeBau@clackamas.us>
Subject: Trying to get things done !

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

Hello Diane, just wanted to touch base with you as how things are going with getting stuff removed by our end date, and unfortunately I'm back trying to get things done. My hubby, is not able to walk around or lift anything at this point in time and his doctors aren't figuring out what's going on with him yet, other then he possibly has to have back surgery, but can't until he loses some weight and can't do that without exercising. And I've been sick with pneumonia, so have been unable to do alot lately,can't hardly breathe and then can't stop coughing. Not trying to have this happen, I just wanted to let you know what was going on and to ask when our end date was again cause I couldn't find where I wrote it down, so wasn't sure . Please let me know when it is.

Thank you,
Joanne Tommer
503-898-8350























