



NOTICE OF HEARING

March 7, 2023

Gordon Condon, Heirs, Devises, Assigns
and Brent Condon
35945 SE Beechnut Dr
Estacada, OR 97023

RE:: County of Clackamas v. Gordon Condon
File: V0036222

Hearing Date: March 30, 2023

Time: This item will not begin before 1:30 pm 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 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 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 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Diane Bautista 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 DianeBau@clackamas.us or 150 Beavercreek Rd, Oregon City, Oregon 97045, **no later than 4 work days prior** to the hearing. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Diane Bautista at 503-742-4459 or DianeBau@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, 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

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты 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，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.

GORDON CONDON
HEIRS, DEVISES, ASSIGNS and
BRENT CONDON,

Respondents.

File No:

V0036222

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 35945 SE Beechnut Dr., Estacada, OR 97023.

2.

The location of the violation(s) of law alleged in this Complaint is: 35945 SE Beechnut Dr., Estacada, OR 97023, also known as T3S, R4E, Section 15A, Tax Lot 00201, and is located in Clackamas County, Oregon.

3.

On or about the 14th day of December, 2022 Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Title 9.02 for the construction of habitable space without required permits and inspections. This violation is a Priority 1 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 solid 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: Citation and Complaint #2200362-A and #2200362-B in the amount totaling \$700.00 were mailed via first class mail on December 15, 2022. A copy of the notice document is attached to this Complaint as Exhibit E, and incorporated by this reference.

6.

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

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering 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 Building Code Title 9.02 Priority 1 violation being \$750.00 to \$1,000.00 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 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 7th day of March, 2023.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

GORDON CONDON
HEIRS, DEVISES, ASSIGNS and
BRENT CONDON,

Respondents.

File No.: V0036222

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|---------------------------------|--|
| August 31, 2022 | Clackamas County received a complaint regarding occupied unpermitted structures and tent, inoperable and non-currently licensed vehicles and solid waste. |
| August 31, 2022 | Research conducted by County staff confirmed there is no legal residence on the subject property. |
| September 1, 2022
Exhibit A | Correspondence was sent to the Respondents regarding the alleged violations. |
| September 14, 2022
Exhibit B | I conducted a site inspection and confirmed structures built without permits that were occupied, tent, tires, inoperable and non-currently licensed vehicles, and solid waste. |
| September 19, 2022
Exhibit C | Correspondence was sent to the Respondents and people associated with the vehicles on site with a deadline of October 19, 2022 to abate the building, zoning and solid waste code violations. |
| October 19, 2022 | I met with Brent Condon in the lobby to discuss the violations. He said his father Gordon Condon who is the owner of this property had passed away. Brent moved his fathers manufactured dwelling onto this property, cut the manufactured dwelling in half and uses part of it for storage and lives in the other part. The storage section is shown on page 3 of Exhibit D. He stated the Isuzu Trooper, Ranger pickup and the Blazer are his cars and that he and Sue Finley live in the modified manufactured dwelling and use the restroom in the smaller white RV that is shown on page 3 of exhibit B and dispose of the septic in Estacada. He said no one else is living on site. |

December 14, 2022 Exhibit D	I conducted a site inspection. During this inspection a man got out of a red Mini Cooper registered to Mattie Sue Finlay. I spoke to him and he said Brent was at the coast working and then proceeded to go into the manufactured dwelling. The structures, inoperable and non-currently licensed vehicles, solid waste and a trailer with white household garbage bags on site.
December 15, 2022 Exhibit E	Citation 2200362-A was issued to Gordon Condon, Heirs, Devises and Assigns for \$700.00 for the building and solid waste code violations and was sent via first class mail. This citation was not returned. This citation has not been paid. Citation 2200362-B was issued to Brent Condon for \$700.00 for the building and solid waste code violations and was sent via first class mail. This citation was not returned. This citation has not been paid. (Zoning violation cited for \$400.00 voided)
January 9, 2023	Code Enforcement Specialist Jennifer Kauppi met with Brent in the lobby. Brent wanted to keep the structures on site because they are on wheels. Jennifer explained they would have to be registered as RV's or removed and they could not be on the property for more than 30 days in a calendar year without a primary use or land use approval.
February 15, 2023 Exhibit F	I conducted a site inspection and confirmed the structures, solid waste and an inoperable and non-currently licensed vehicle remain.
March 7, 2023	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 Respondents be ordered to bring the property into compliance with the Clackamas County Building Code by obtaining required permits or demolishing the structures and removing the debris to an authorized location and providing the County with the disposal receipts within 30 days of the Continuing Order.
- The Respondents be ordered to bring the property into compliance with the Solid Waste and Waste Management Code by removal all remaining items from the property within 30 days.
- 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 Respondents.

- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited December 14, 2022.
- The imposition of civil penalties for the Solid Waste and Waste Management Code violation of up to \$1,000.00 for date cited December 14, 2022.
- Payment for Citations 2200362-A and B issued on December 15, 2022 for \$700.00 each. For a total amount due of \$1,400.00.
- The administrative compliance fee to be imposed from September 2022 until the violation is abated. As of this report the total is amount due is \$375.00.
- 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.



September 1, 2022

Gordon Condon
35945 SE Beechnut Dr
Estacada, OR 97023

Occupants
35945 SE Beechnut Dr
Estacada, OR 97023

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

Site Address: 35945 SE Beechnut Dr., Estacada, OR 97023
Legal Description: T3S, R4E, Section 15A, Tax Lot 00201

It has come to the attention of Clackamas County Code Enforcement that unauthorized occupied recreational vehicles and tents may exist on the above referenced property.

Additionally, 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 Zoning and Development Ordinance, Title 12, Section 316 and 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

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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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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

September 19, 2022

Gordon Condon
35945 SE Beechnut Drive
Estacada, OR 97023

Brent Condon
35945 SE Beechnut Drive
Estacada, OR 97023

All Occupants
35945 SE Beechnut Drive
Estacada, OR 97023

Theodore T. Aiken
11756 NE Beverly Drive
Newport, OR 97365-9540

Mattie Sue Finlay
5988 Silverton Road NE
Salem, OR 97305-3818

Irina Tipikin
1185 E. College Street
Mt. Angel, OR 97362

William Donald Ehrens Jr.
1150 16th Street NE
Salem, OR 97301-1348

John Allen Dennis
P.O. Box 130
Waldport, OR 97394-0130

SUBJECT: Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A), Clackamas County Building Code, Title 9.02.040 (D) and (E), and Clackamas County Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B)

VIOLATION: V0036222

SITE ADDRESS: 35945 SE Beechnut Dr., Estacada, OR 97023

LEGAL DESCRIPTION: T3S, R4E, Section 15A, Tax Lot 00201

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

- Construction of habitable space without permits
- Multiple dwellings without land use approval
- Occupied recreational vehicles
- Occupied tent
- Accumulation of solid waste

VIOLATIONS & HOW TO RESOLVE

Construction of habitable space without permits

Construction of habitable space without permits constitutes a violation of the Clackamas County Building Code, Title 9.02.40 (E) and the Clackamas County Zoning and Development Ordinance 316.03 (A). In order to abate the violations, please complete the following **no later than October 19, 2022**:

- Demolish the structures and dispose of the debris in an authorized location and provide receipts of disposal.

Occupied Recreational Vehicles and tent

Occupied recreational vehicles and a tent constitute a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 (A). In order to abate the violations, you must complete following **no later than October 19, 2022**:

- You must remove the recreational vehicle from your property until such time you obtain proper land use approval and permits, this use will not be allowed.

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 October 19, 2022**:

- Remove all solid waste, including but not limited to putrescible (household) waste, appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or wastes that is visible from the road or surrounding properties to an authorized disposal facility and provide receipts of disposal.

CONTACT INFORMATION

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

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 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.

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

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. 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.

OK

BARGAIN AND SALE DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

DAVID L. PALMER and FAYE E. PALMER, husband and wife,
Grantor,
conveys to GORDON CONDON

Grantee, the following real property situated in
County, Oregon, to-wit:
Part of Section 15, Township 3 South, Range 4 East, of the W.M.,
described as follows:

BEGINNING at a point 120 feet west of the southeast corner of a tract of
land described in a Warranty Deed to David L. Palmer and Faye E. Palmer,
husband and wife, recorded August 15, 1986 as 86-30941 Records of Deeds
of Clackamas County, Oregon; thence westerly 160.48 feet along the south
line of said tract of land; thence northerly 95 feet; thence easterly
160.48 feet parallel with the south line of said tract of land; thence
southerly 95 feet to the place of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true consideration for this conveyance is \$1,783.57 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of May, 1988

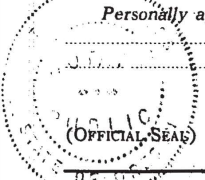
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

David L. Palmer
Faye E. Palmer

STATE OF OREGON, County of Clackamas ss. May 1988
Personally appeared the above named DAVID L. PALMER and FAYE E. PALMER

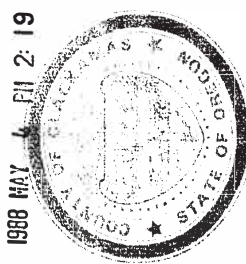
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon—My commission expires: 10/6/89



BARGAIN AND SALE DEED
David L. & Faye E. Palmer
Gordon Condon
GRANTOR
GRANTEE
GRANTEE'S ADDRESS, ZIP
After recording return to:
David L. Palmer
107 Elma Monty Road
Box 46
Elma, WA 98541
NAME, ADDRESS, ZIP
Until a change is requested, all tax statements
shall be sent to the following address:
Gordon Condon
35945 S. E. Beechnut Dr.
Estacada, Oregon 97023
NAME, ADDRESS, ZIP

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



Witness my hand and seal affixed
John F. Kauffman
John F. KAUFFMAN
County Clerk
Recording Certificate
CCP-34 (rev. 12/86)
88 17552

By Deputy

88 17552













Citation No. 2200362-A

Case No. V0036222

ADMINISTRATIVE CITATION

Date Issued: December 15, 2022

Name and Address of Person(s) Cited:

Name: Gordon Condon
Name: Heirs, Devises and Assigns
Mailing Address: 35945 SE Beechnut Drive
City, State, Zip: Estacada, OR 97023

Date Violation(s) Confirmed: On the 14th day of December, 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): 35945 SE Beechnut Dr., Estacada, OR 97023

Legal Description: T3S, R4E Section 15A, Tax Lot(s) 00201

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (D) and (E)
- 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) Construction of habitable space without permits
Maximum Civil Penalty \$1,000.00 | Fine \$500.00 |
| 2) Multiple dwellings without land use approval
Maximum Civil Penalty \$2,500.00 | Fine \$400.00 Per conversation with Brent on October 19,
2022 - Residence and storage.
No Multiple Dwelling - Voided |
| 3) Accumulation of solid waste
Maximum Civil Penalty \$1,000.00 | Fine \$200.00

S/B \$700.00 |

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,100.00. 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: December 15, 2022
Department Initiating Enforcement Action: Code Enforcement



Citation No. 2200362-B

Case No. V0036222

ADMINISTRATIVE CITATION

Date Issued: December 15, 2022

Name and Address of Person(s) Cited:

Name: Brent Condon
Mailing Address: 35945 SE Beechnut Drive
City, State, Zip: Estacada, OR 97023

Date Violation(s) Confirmed: On the 14th day of December, 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): 35945 SE Beechnut Dr., Estacada, OR 97023

Legal Description: T3S, R4E Section 15A, Tax Lot(s) 00201

Law(s) Violated:

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