



NOTICE OF HEARING

December 16, 2024

Hai Thai
PO Box 823
Gresham, OR 97030

RE:: County of Clackamas v. Hai Thai
File: V0014924

Hearing Date: January 28, 2025

Time: This item will not begin before 12:00pm however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

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

Enclosures
CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officer's Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to haithai52@gmail.com a copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

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

If you are unable to participate in a hearing through the Zoom platform please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of receipt of the Notice of Hearing.**

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet. **When joining the webinar please accept the request to join as a panelist.**

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

Zoom invite

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/83908224739?pwd=aFI9sarW5qCVHOSI3MAcMZ5Gbznb0P.1>

Passcode:775269

Phone one-tap:

+16694449171,,83908224739# US

+16699006833,,83908224739# US (San Jose)

Join via audio:

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

Webinar ID: 839 0822 4739

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.

HAI THAI,

Respondent.

File No: V0014924

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: PO Box 823, Gresham, OR 97030.

2.

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

52555 E Sylvan Dr., Sandy, OR 97055 also known as T2S, R6E, Section 19, Tax Lot 01400, and is located in Clackamas County, Oregon.

3.

On or about the 16th day of May, 2024 and on the 20th day of November, 2024 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by accumulating inoperable and/or non-currently licensed vehicles and non-putrescible waste. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

- b. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by installing electrical without approved permits and approved final inspection. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- c. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, Section 406.04 by failing to obtain land use approval for an occupied recreational vehicle. This 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 violations was given to Respondent in the following manner: Violation Notice and Citation and Complaint 2400149-1 in the amount of \$800.00 was mailed via first class mail on November 20, 2024. A copy of the notice document is attached to this Complaint as Exhibits C and H, 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 a Solid Waste and Waste Management Code Priority 2 violation being \$500.00 to \$2,500.00 per occurrence, said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence and said range for a Zoning and Development Ordinance Priority 2 violation being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

And

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

DATED THIS 9th day of December, 2024.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

HAI THAI

Respondent.

File No.: V0014924

STATEMENT OF PROOF

History of Events and Exhibits:

- April 21, 2024 Clackamas County received a complaint solid waste, transient activity and redirecting of a creek on the subject property.
- April 24, 2024
Exhibit A I conducted an inspection of the subject property and confirmed a solid waste code violation existed on the subject property.
- May 07, 2024 Hai, Joyce and Joyce's son came into County offices to meeting with planning. At that time Code Enforcement Specialist Diane Bautista spoke with them regarding the violation on the property. Diane provided the requirements of screening the miscellaneous debris and also the information about the inoperable vehicles onsite.
- May 13, 2024
Exhibit B I scheduled another inspection and met with Hai and Joyce onsite. Joyce stated that she was living in the trailer at the front of the property. I explained the requirement for land use approval in order to continue living in the trailer. I inspected the front, side and rear of the property. I discussed the requirements of screening the miscellaneous debris onsite. I also explained that Hai could have only 2 inoperable or non-currently licensed vehicles screened from view on the subject property. The park model home at the back of the property would need to be permitted as storage only in order to remain onsite and the electrical by the horse stable also needed permitting.
- May 16, 2024
Exhibit C A Notice of Violation was mailed to the Respondent regarding the violations on the property.
- June 24, 2024
Exhibit D I conducted a site visit to inspect the front of the property which had a deadline date of June 16, 2024. The screening was up on the fence and the non-currently licensed boat was screened code compliantly. I was not able to confirm that Joyce had moved back into the house. I found no land use applications for a temporary for care applied for. The Respondent met the deadline date for the front of the property for the solid waste code only.

August 5, 2024 Exhibit E	I met with Hai and Joyce onsite. The violation was not abated from behind the gate to the cutoff to the creek. I told Hai I would be back in September for a reinspection.
September 25, 2024 Exhibit F	I emailed Hai and Joyce to ask if the screening had been complete and vehicles addressed. I did not receive a response from the Respondent.
October 7, 2024 Exhibit G	Citation 2400149 was issued for \$800.00 and was sent first class mail to the Respondent. The citation was not returned and remains unpaid.
November 20, 2024 Exhibit H	I reviewed Citation 2400149 and found an error in the date that the citation was mailed. Amended Citation 2400149-1 was sent first class mail to the Respondent. The citation was not returned and remains unpaid.
December 9, 2024	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040, the Solid Waste and Waste Management Code, Chapter 10.03.060(A)(B), Zoning and Development Ordinance Title 12, Section 406.04(A) exists, the County is requesting a Final Order in this matter recommending the following:

- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited October 7, 2024.
- The imposition of civil penalties for the Solid Waste and Waste Management Code violation of up to \$2,500.00 for date cited October 7, 2024.
- The imposition of civil penalties for the Zoning and Development Ordinance violation of up to \$2,500.00 for date cited October 7, 2024.
- Payment for Citation No. 2400149-1 issued on November 20, 2024 for \$800.00.
- The administrative compliance fee to be imposed from May, 2024 until the violation is abated. As of this report the total is \$450.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- The County requests the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

























05/13/2024 10:58



NOTICE OF VIOLATION

May 16, 2024

Hai Thai
PO Box 823
Gresham, OR 97055

Subject: Violation of Clackamas County Solid Waste and Waste Management Code Chapter 10.03 (A)(B), Zoning and Development Ordinance Title 12, Section 406.04(A) and Building Code, Chapter 9.02.040 (D)

File: V0014924

Site Address: 52555 E Sylvan Dr., Sandy, OR 97055
T2S, R6E, Section 19, Tax Lot 01400

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, miscellaneous debris and putrescible waste.
- Multiple dwellings without land use approval.
- Electrical outlets installed without permits.

VIOLATIONS & HOW TO RESOLVE

On April 21, 2024, Clackamas County Code Enforcement received a complaint regarding solid waste, a transient camp at the back of the property along with the diverting of the Sandy River for a marijuana grow.

On May 13, 2024 I met with you and Joyce on the property and conducted a site inspection of both the front and the back of the property. During that site inspection I confirmed the violations do exist. I found multiple inoperable or non-currently licensed vehicles onsite, miscellaneous debris that is not screened from view of the road or neighboring properties and several bags of what appears to be household garbage. I also observed additional electrical that has been installed without permits. At the very

back of the property where the alleged transient camp was said to be located, I found a park model home that had been placed on the property without permits.

Joyce stated that she was residing in the recreational vehicle at the front of the property which does require land use approval.

Occupied Recreational Vehicle

Joyce stated that she is currently living in the recreational vehicle that is inside the fenced portion of the front of the property. Based on the zoning of the property the only pathway to legalize the occupied recreational vehicles is to obtain an temporary for care land use permit. In order to abate the violation of the occupied recreational vehicle without land use approval, you must complete one of the following **no later than June 16, 2024**

- You must submit a completed land use application and pay the application fee for a Temporary Dwelling for Care permit.
 - If approved, you will have 30 days from the date of the land use decision to meet the conditions of approval, including but not limited to obtaining approved permits and approved final inspections for any required utility hookups for the placement of the recreational vehicle, **or**;
- You must **cease** the unauthorized use until such time you obtain proper land use approval and permits, this use will not be allowed, **or**;
- If the recreational vehicle is operable and currently licensed and registered to persons residing at the property, it may remain in stored condition. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm.

Solid Waste

The accumulation of solid waste causes a condition of unsightliness and is a safety and health hazard and constitutes a violation of Clackamas County Code Title 10.03.060 (A) and (B). In order to abate the violations, you must complete the following **by the deadline dates provided below:**

Putrescible Waste (Household Garbage)

All putrescible (household) waste must be stored in a rodent proof container with a tight-fitting lid and removed to an authorized disposal facility a minimum of **once every seven (7) days**. Covering solid waste with a tarp, stored in a trailer, stored in a tarp like structure or placing household garbage behind a fence not property stored does not abate the violation. **Remove the current household garbage on site no later than May 30, 2024**. Please schedule a site inspection in order for me to confirm the waste has been removed and rodent proof containers (garbage cans with a tight fitting lid) are available onsite.

Inoperable or Non-Currently Licensed Vehicles – Criteria for Abatement

- 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 to persons currently residing on the subject property, **and/or**;
- Place the inoperable and/or not currently licensed vehicles that are owned by person currently residing on the subject property inside a legal 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.**
- Any vehicles/trailers/boats on the property must meet the criteria as listed above. I will check for current registration in addition I will need to confirm vehicles can be started and moved a minimum of 5 feet. Boats and trailers must have the tires in operating order (not flat).

Front of the property – No later than June 16, 2024

Any vehicles/trailers/boats at the front of the property must meet the criteria as listed above. Please schedule an inspection by the deadline date to confirm compliance.

Directly behind the gate to the cutoff over to the creek – No later than July 16, 2024

Any vehicles/trailers/boats directly behind the gate to the cutoff over to the creek must meet the criteria as listed above. Please schedule an inspection by the deadline date to confirm compliance.

Cutoff to the creek to the back of the property – No later than August 16, 2024

Any vehicles/trailers/boats from the cutoff over to the creek to the back of the property must meet the criteria as listed above. Please schedule an inspection by the deadline date to confirm compliance.

Please remember that you can only have 2 non-currently registered or non-operable vehicles on the subject property and they must be screened from view of the road or surrounding properties that are being stored outside.

You may store more than 2 non-currently registered or non-operable vehicles inside a **permitted** code complaint structure.

I was able to confirm that the bread truck cannot be taken off the wheels and dropped on the ground and used for storage. It would still be considered an inoperable vehicle even if it was taken off the wheels.

Miscellaneous Solid Waste

All remaining miscellaneous solid waste must be removed from the subject property or screened from view from the road and surrounding properties using a County approved screening method no later than the deadline dates provided below.

Front of the property – No later than June 16, 2024

Directly behind the gate – screen everything that can be seen from your neighbors properties– No later than July 16, 2024

Park Model – Deadline August 16, 2024

You will have to submit a

- Remove the remaining two wheels so that the structure is secured on the ground.
- Submit a statement of use that it will be used as storage only.

Electrical installed without permits – Deadline August 16, 2024

- Please submit, or have your professional submit, the electrical permit application(s) and appropriate fee(s). Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information in order to complete the application must be responded to within 10 days of being notified.
 - The permit(s) must have the fee(s) paid in full within 10 days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

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

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

Jennifer Kauppi

Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**

2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.

3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.

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 Chapter 10.03 Solid Waste and Wastes Management
(The code in its entirety can be found on the Clackamas County website)

Excerpts:

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 berms are subject to County review pursuant to the County's Grading and Excavation Chapter.

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

10.03.030 Definitions

"(32). 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. "

...

"47. 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 or create a health hazard, or which are capable of attracting or providing food for potential "

...

"(58). 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. "...

NA

SPECIAL WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

RAY A. SCHOPPERT LOGGING, INC. an Oregon Corporation, Grantor,
conveys and specially warrants to HAI THAI, Grantee,
the following described real property free of encumbrances created or suffered by the Grantor except as specifically
set forth herein, situated in Clackamas County, Oregon to-wit:

Part of Government Lot 3, in Sec. 19, T2S, R6E, of the W.M., more particularly described as follows;

Beginning at the SE corner of the NW 1/4 of the SW 1/4 (known as Government Lot 3) in Sec. 19, T2S, R6E of the W.M.; thence North along the East line of Government Lot 3 to the center of the Sandy river; thence Westerly along the center of the Sandy river to the West line of Sec. 19; thence South along the West line of Sec. 19 to the SW corner of Government Lot 3; thence East on the South line of Government Lot 3 to the place of beginning.

*continued on reverse

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free of all encumbrances created or suffered by the Grantor except those of record and those set forth in First American Title Insurance Company of Oregon preliminary title report, dated Sept. 8, 1995, Order No. 765555.

The true consideration for this conveyance is \$ 190,000.00 (Here comply with the requirements of ORS 93.030)

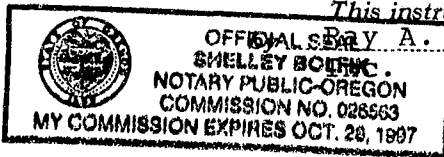
Dated this 10 day of Sept. October, 19 95

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.

Ray A. Schoppert

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on Sept. October 10, 19 95,



RAY A. Schoppert, President of Ray A. Schoppert Logging,

[Signature]

Notary Public for Oregon

My commission expires 10/28/97

SPECIAL WARRANTY DEED

Ray A. Schoppert Logging, Inc. GRANTOR
Hai Thai GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Vernon L. Richards

P.O. Box 427

Sandy, OR 97055

NAME, ADDRESS, ZIP

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

Hai Thai

12825 SE. Sherman St.

Portland, OR 97233

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ ty

95-062741

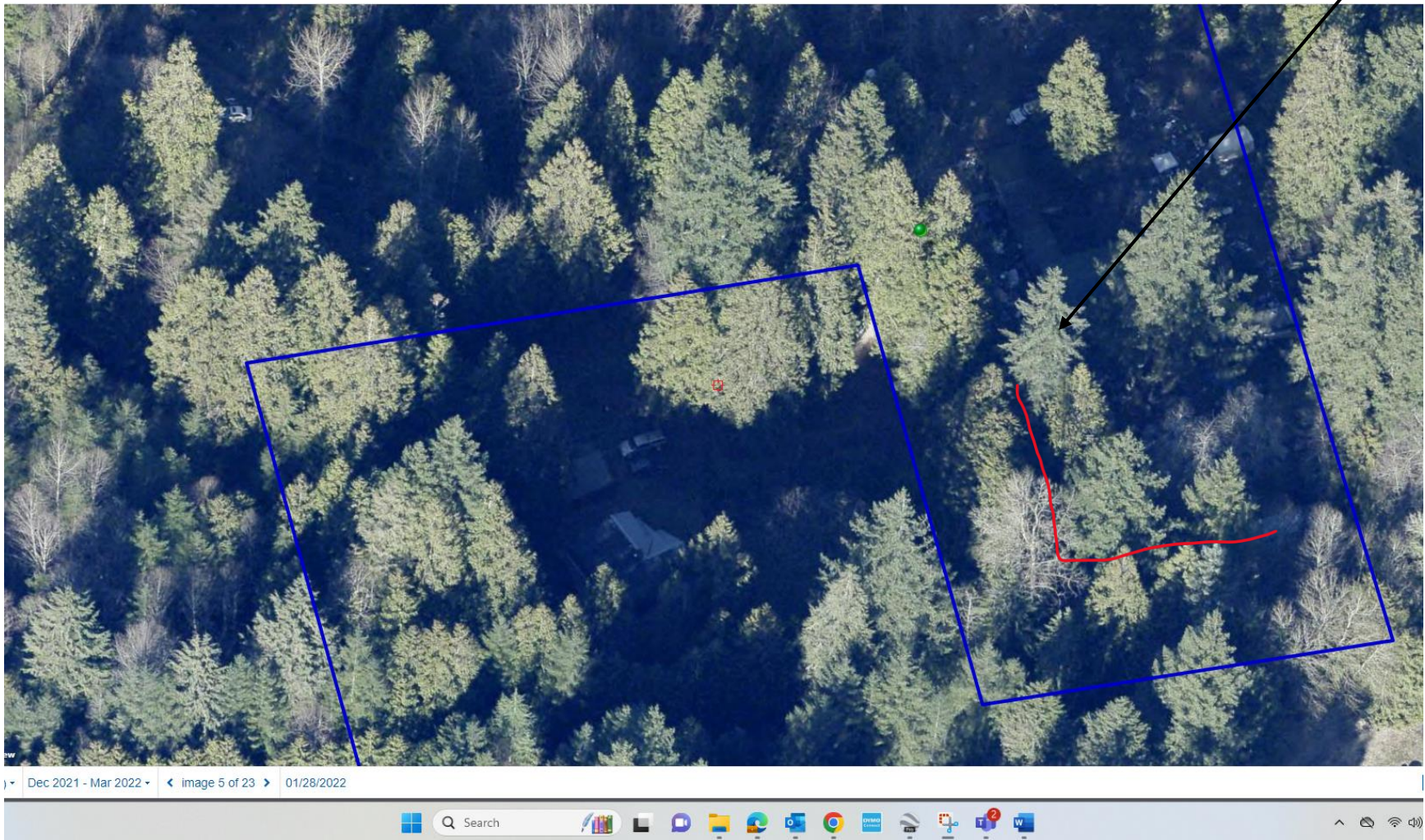
Recorded By
First American Title Insurance Company of Oregon
765555

*Legal description continued

EXCEPTING THEREFROM the following tracts; tract conveyed to Elma Stenson by deed recorded April 28, 1945 in Book 343 page 207; tract conveyed to Elma O. Stenson by deed recorded July 23, 1946, in Book 372 page 335; tract conveyed to Ernest J. Cole and Catherine G. Cole, his wife, by deed recorded August 22, 1946, in Book 375 page 105; tract conveyed to John C. Henneman by deed recorded May 2, 1950 in Book 439 page 634; tract conveyed to Ernest J. Cole and Catherine G. Cole, his wife, by deed recorded August 29, 1947 in Book 395 page 500, Clackamas County deed records.

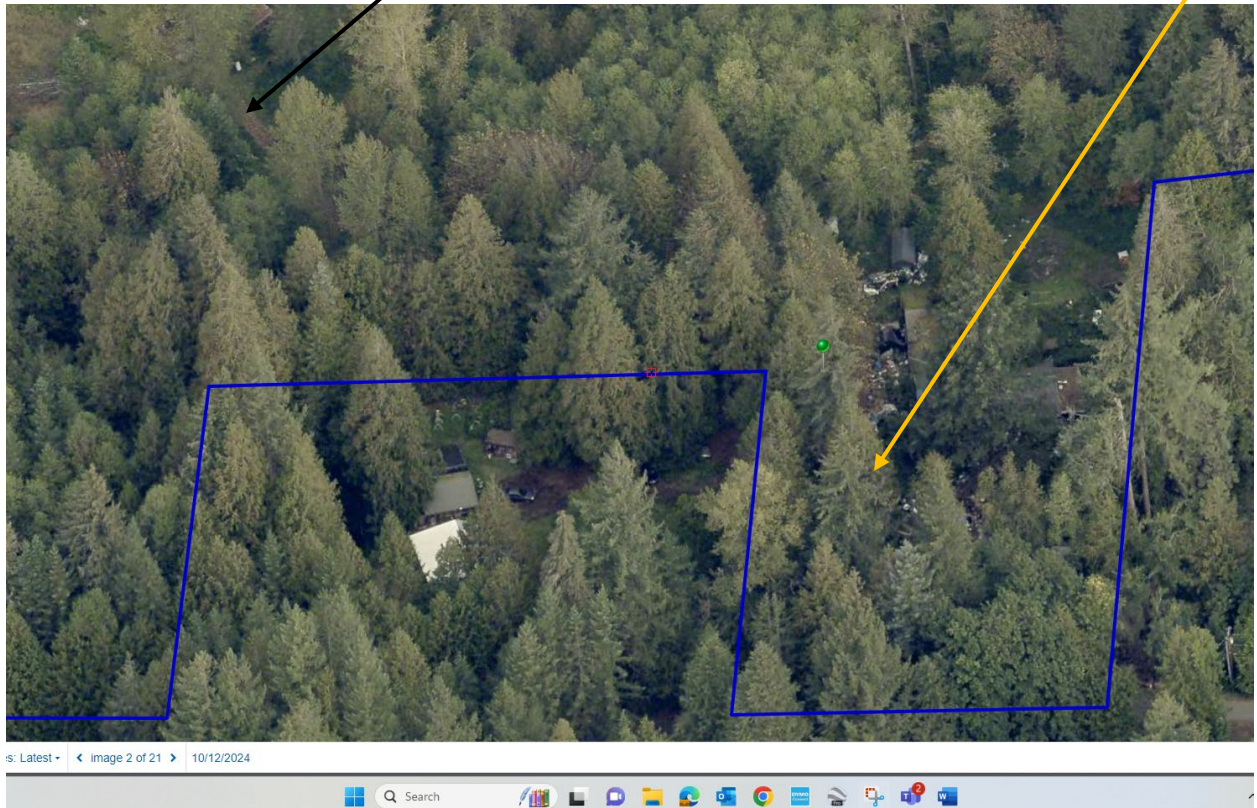
STATE OF OREGON 95-062741
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 90302962 \$30.00
DATE AND TIME: 10/11/95 03:35 PM
JOHN KAUFFMAN, COUNTY CLERK

2



Approx gate location to access back

Red area – front of property



Approx creek cutoff

Approx gate to access back.



Back of property















From: [Kauppi, Jennifer](#)
To: ["jonesjoyceann@yahoo.com"](mailto:jonesjoyceann@yahoo.com); ["haithai52@gmail.com"](mailto:haithai52@gmail.com)
Subject: V0014924 - 52555 E Sylvan Dr - Update Requested
Date: Wednesday, September 25, 2024 2:27:29 PM

Joyce and Hai,

Hello.

Has the screening been completed from behind the gate down to the creek trail cutoff? In addition, have the vehicles been either currently licensed and they're operating OR have they been removed from the property?

Only two non-licensed non-operating vehicles can be screened from view.

Please advise
Thank you

Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beaver Creek Rd.

Primary Phone: [503-742-4759](tel:503-742-4759)

www.clackamas.us

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.

Were you happy with the service you received today?



CLICK A SMILEY



Citation No. 2400149

Case No. V0014924

ADMINISTRATIVE CITATION

Voided

Date Issued: October 3, 2024

Name and Address of Person(s) Cited:

Name: Hai Thai
Mailing Address: PO Box 823
City, State, Zip: Gresham, OR 97030

Date Violation(s) Confirmed: On the 7th day of October, 2024 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 52555 E Sylvan Dr., Sandy, OR 97055

Legal Description: T2S, R6E Section19, Tax Lot(s) 01400

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (D)
- Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 406.04(A)

Description of the violation(s):

- 1) Accumulation of solid waste and inoperable or non-currently licensed vehicles.
Maximum Civil Penalty \$2,500.00 Fine \$400.00
- 2) Electrical installed without approved permits or approved final inspections.
Maximum Civil Penalty \$1,000.00 Fine: Not subject to fine amount
- 3) Multiple dwellings without land use approval
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: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: October 7, 2024
Department Initiating Enforcement Action: Code Enforcement



Citation No. 2400149-1

Case No. V0014924

ADMINISTRATIVE CITATION

Amended

Date Issued: November 20, 2024

Name and Address of Person(s) Cited:

Name: Hai Thai
Mailing Address: PO Box 823
City, State, Zip: Gresham, OR 97030

Date Violation(s) Confirmed: On the 7th day of October, 2024 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 52555 E Sylvan Dr., Sandy, OR 97055

Legal Description: T2S, R6E Section19, Tax Lot(s) 01400

Law(s) Violated:

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (D)
- Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 406.04(A)

Description of the violation(s):

- 1) Accumulation of solid waste and inoperable or non-currently licensed vehicles.
Maximum Civil Penalty \$2,500.00 Fine \$400.00

- 2) Electrical installed without approved permits and approved final inspections.
Maximum Civil Penalty \$1,000.00 Fine: Not subject to fine amount

- 3) Occupied recreational vehicle without land use approval.
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: Jennifer Kauppi

Date: November 20, 2024

Telephone No.: 503-742-4759

Department Initiating Enforcement Action: Code Enforcement

