



## NOTICE OF HEARING

March 3, 2025

Anna Wheaton  
Richard Hawkins Jr.  
23475 SE 442<sup>nd</sup> Ave.  
Sandy, OR 97055

**RE::** County of Clackamas v. Anna Wheaton & Richard Hawkins Jr.  
**File:** V0003924

**Hearing Date:** March 25, 2025

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



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to [annamwheaton@hotmail.com](mailto:annamwheaton@hotmail.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/89207388899?pwd=LFO0O0VtFPyzOh5D3CfRx9eGKsg2xj.1>

Passcode:832754

Phone one-tap:

+12532158782,,89207388899# US (Tacoma)

+13462487799,,89207388899# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+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)

Webinar ID: 892 0738 8899

## Department of Transportation and Development

### **Nondiscrimination Policy:**

The Department of Transportation and Development is committed to non-discrimination. For more information go to: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) or call (503) 742-4452.

### **¡LE DAMOS LA BIENVENIDA!** Spanish

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

### **ДОБРО ПОЖАЛОВАТЬ!** Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) или позвоните по телефону 503-742-4452.

### **欢迎!** Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) 或致电 503-742-4452。

### **CHÀO MỪNG!** Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) hoặc gọi điện thoại theo số 503-742-4452.

### **환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

ANNA WHEATON AND  
RICHARD HAWKINS JR,

Respondents.

File No: V0003924

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 23475 SE 442<sup>nd</sup> Ave, Sandy, OR 97055.

2.

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

23475 SE 442<sup>nd</sup> Ave., Sandy, OR 97055 also known as T2S, R5E, Section 32A, Tax Lot 00800, and is located in Clackamas County, Oregon.

3.

On or about the 13<sup>th</sup> day of March, 2024 and on the 23<sup>rd</sup> day of July, 2024 the Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for an addition to a single-family residence. This violation is a Priority 1 and 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:

Violation Notice and Citation and Complaint 2400039 in the amount of \$200.00 was mailed via first class mail on July 23, 2024. A copy of the notice document is attached to this Complaint as Exhibits D and F 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 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence and said range for a Building Code Priority 4 violation being \$100.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code

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

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

and

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

DATED THIS 24 day of February, 2025.



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**Jennifer Kauppi**  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

ANNA WHEATON AND  
RICHARD HAWKINS JR,

Respondents.

File No.: V0003924

STATEMENT OF PROOF

History of Events and Exhibits:

February 20, 2024	Clackamas County received a complaint regarding occupied recreational vehicles, solid waste and a remodel to a single-family residence without permits.
February 27, 2024 Exhibit A	Correspondence was sent to the Respondents regarding the alleged violations.
February 27, 2024 Exhibit B	I conducted research of the subject property. Aerial imaging shows a large addition to the house was completed.
March 8, 2024	The Respondents called me to discuss the letter they had received in the mail. Anna confirmed that there were at least 10 inoperable or non-currently licensed vehicles onsite. There were also three recreational vehicles on the property, however, only one was being occupied by Richard's father. They stated a breezeway type structure was added to the house.
March 11, 2024 Exhibit C	I conducted a site inspection of the subject property. I observed many vehicles on the property that were not currently licensed and the occupied RV. The addition to the house was not a breezeway as stated by the Respondents but an actual enclosed addition.
March 13, 2024 Exhibit D	A Notice of Violation was mailed to the Respondents regarding the violations on the property and deadline dates for abatement.
May 22, 2024 Exhibit E	I conducted a site inspection. Progress had been made regarding the abatement of the solid waste violation onsite. I observed 3 vehicles that had been moved to the side of the property that still had not received current registration on them.
July 15, 2024	I conducted another site inspection. Only one RV remained onsite, however, I had not received any information regarding the 3 vehicles that had been moved showing them as either sold or updated registration obtained.

July 23, 2024 Exhibit F	Citation 2400039 was issued for \$200.00 for a Priority 4 Solid Waste Code violation and the Priority 1 and Priority 4 Building Code violation.
September 26, 2024	This matter was referred to the Hearings Officer. The hearing was scheduled for November 14 <sup>th</sup> , 2024..
September 26, 2024	Anna forwarded copies of the Bill of Sale for the three vehicles that were the subject of the July 23, 2024 citation. The solid waste violation was abated on this date.
October 30, 2024	Building permit B0771924 for the addition to the home was placed in plan review status.
November 24, 2024 Exhibit G	The plan review comments were sent back to the applicant of the permit on November 24, 2024.
February 24, 2025	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 exists, the County is requesting a Continuing Order in this matter recommending the following:

- The Respondents be ordered to reply to the November 24, 2024 plan review requests within 15 days of the date of the order. All additional requests to complete the plan review process shall be submitted to the County within 15 days of receiving notification. The building permit and all required trade permits to be paid for in a timely manner and once issued all required inspections including an approved final inspection to be obtained within 90 days of permits being issued.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$2,000.00 for date cited July 23, 2024.
- Payment for Citation No. 2400039 issued on July 23, 2024 for \$200.00.
- The Administrative Compliance fee calculated at \$75.00 per month from March, 2024 totals \$825.00.
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating these laws 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.



February 27, 2024

Anna Wheaton & Richard Hawkins Jr.  
23475 SE 442<sup>nd</sup> Ave.,  
Sandy, OR 97055

**Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 406, Building Codes, Chapter 9.02.040 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code**

Site Address: 23475 SE 442<sup>nd</sup> Ave., Sandy, OR 97055  
Legal Description: T2S, R5E, Section 32A, Tax Lot 00800

It has come to the attention of Clackamas County Code Enforcement that a single-family residence may have been remodeled without the benefit of permits. In addition, unauthorized occupied recreational vehicles may exist on the above referenced property.

There may also be numerous inoperable or non-currently licensed vehicles on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 406, Building Codes, Chapters 9.02.040 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

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

E-mail address is [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)

Telephone number is 503-742-4759

*\*Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

## Department of Transportation and Development

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### **ДОБРО ПОЖАЛОВАТЬ!** Russian

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### **欢迎!** Chinese (Mandarin)

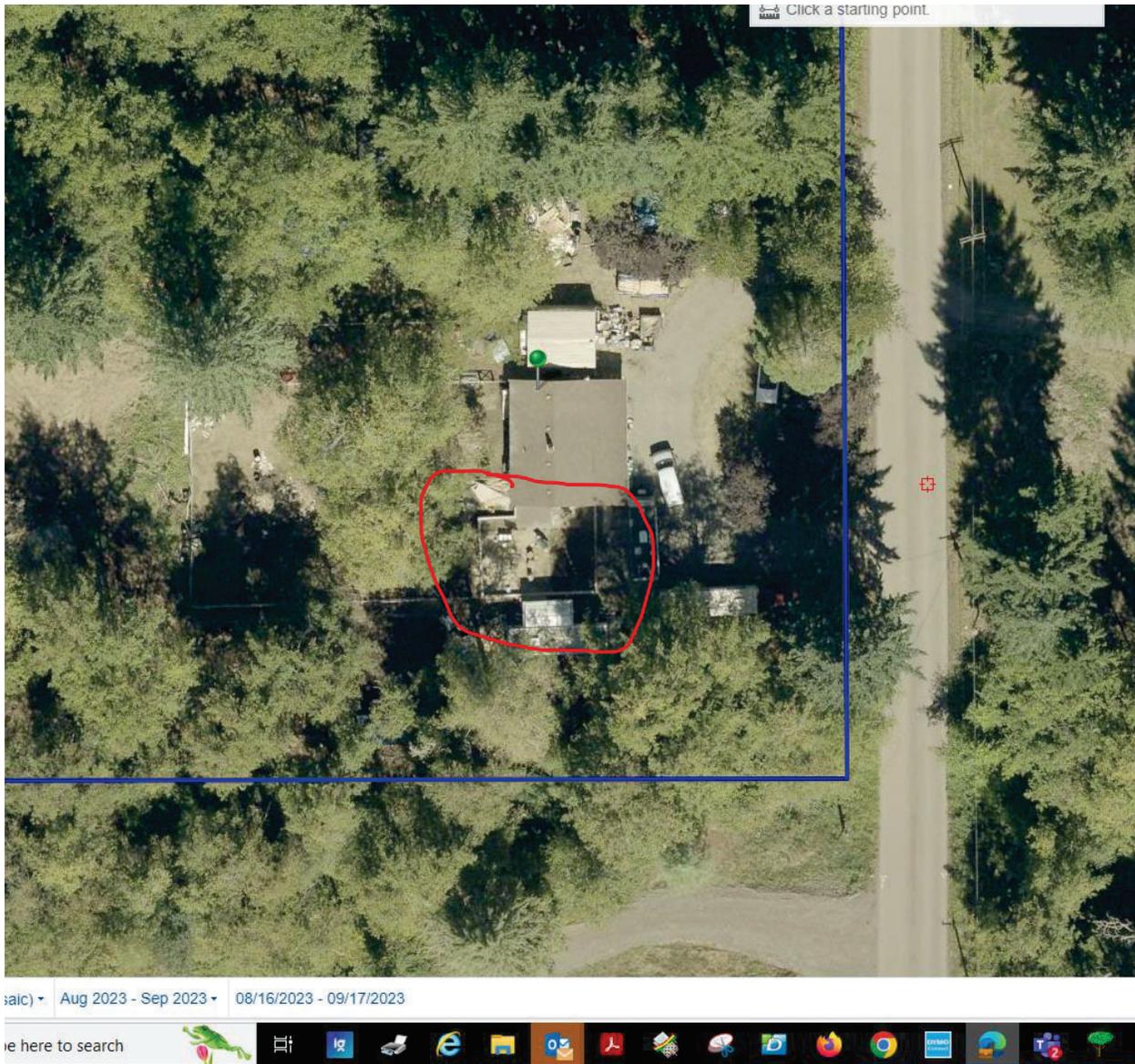
交通和发展部致力于实现非歧视。如需了解更多信息，请访问 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

### **CHÀO MỪNG!** Vietnamese

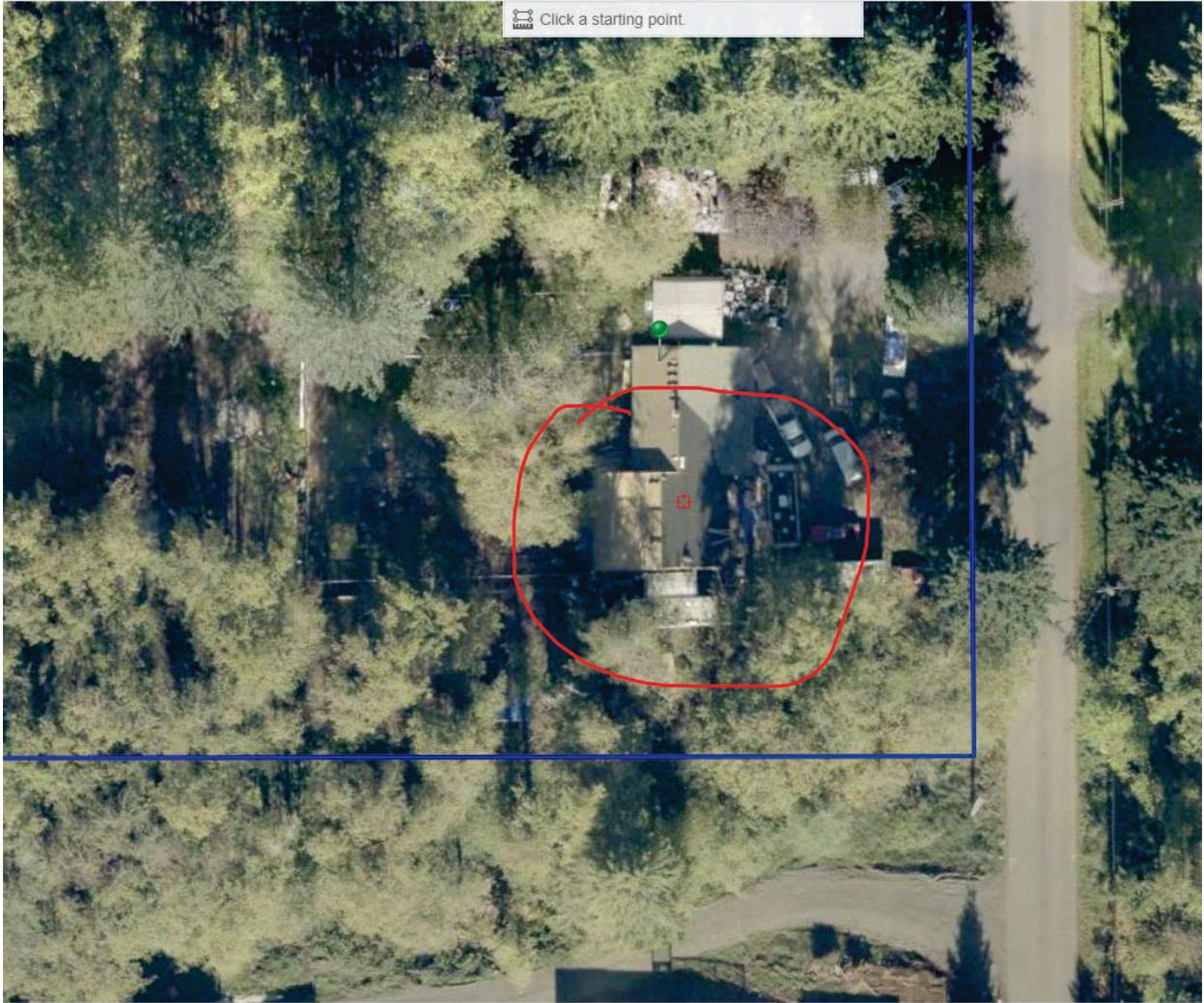
Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination) .

### **환영합니다.** Korean

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Location of addition - Before



28/2023 - 12/15/2023

Location of addition - after





03/11/2024 11:05



03/11/2024 11:05









03/11/2024 11:08



**NOTICE OF VIOLATION**

March 13, 2024

Anna Wheaton  
Richard Hawkins Jr  
23475 SE 442<sup>nd</sup> Ave  
Sandy, OR 97055

**SUBJECT: Violations of the Clackamas County Building Code, Title 9.02.040 (B)(C)(D)(E), Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B) and Zoning and Development Code Ordinance, Title 12, Section 406.04 (A)**

**VIOLATION:** V0003924

**SITE ADDRESS:** 23475 SE 442<sup>nd</sup> Ave., Sandy, OR 97055

**LEGAL DESCRIPTION:** T2S, R5Q, Section32A, Tax Lot 00800

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

- Addition to single family residence without permits
- Occupied recreational vehicle without land use approval
- Inoperable and/or non-currently licensed vehicles and miscellaneous debris

**VIOLATIONS & HOW TO RESOLVE**

On February 20, 2024, Clackamas County received a complaint regarding occupied recreational vehicles, inoperable and/or non-currently licensed vehicles and a remodel to the single family residence without approved permits.

On March 8, 2024 I spoke with you both on the phone regarding the alleged violations. During that conversation Richard had stated that his Dad is living in one of the recreational vehicles that are currently on the property and may qualify for Temporary for Care permit. You both had stated that there were several inoperable or non-currently licensed vehicles on site that you would start either selling or obtaining current registration on them. Richard stated that construction had taken place to the single family residence.

On March 11, 2024, I conducted a site inspection of the subject property. I observed an addition to the single family residence. There were also many inoperable and/or non-currently licensed vehicles on the property and some miscellaneous debris on the subject property.

I located the new entrance to the property where I found the occupied recreational vehicle and an additional trailer.

The addition to the single family residence without permits, the inoperable and/or non-currently licensed vehicles and miscellaneous solid waste and the occupied recreational vehicle without land use approval constitutes violations of Clackamas County Code Title 9.02.040 (B)(C)(D)(E), Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B) and Zoning and Development Ordinance, Title 12, Section 406.04. In order to abate the violation(s), you must complete the following **no later than the deadline dates provided below**.

### **Addition to single family residence – Deadline Date May 13, 2024**

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws. Please be advised that an architect or engineer licensed with the State of Oregon **will be required** to stamp your plans and submit calculations for the addition. 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 plan review must be responded to within 10 days of being notified.
  - The permit(s) must have the fee(s) paid in full within ten 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).

### **Solid Waste – Deadline April 30, 2024**

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:

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

### **Inoperable and/or Non-Currently Licensed Vehicles – Deadline April 30, 2024**

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

### **Occupied recreational vehicle – Deadline April 12, 2024**

Occupied recreational vehicles without land use approval constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 406.04(A). In order to abate the violations, you must complete the following:

- You must submit a completed land use application and pay the application fee for a Temporary Dwelling for Care permit.
  - **If approved, you will have 30 days from the date of the land use decision** to meet the conditions of approval, including but not limited to obtaining approved permits and approved final inspections for any required utility hookups for the placement of the recreational vehicle.

\*\*\*Please be advised, you will be required to connect the recreational vehicle to your septic system and setbacks for the property\*\*\*

## **CONTACT INFORMATION**

**Building** – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at [bldservice@clackamas.us](mailto:bldservice@clackamas.us).

**Planning** – If you have questions concerning land use requirements please contact the planning department at 503-742-4500 or on-line at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us).

**Septic**– If you have questions concerning septic requirements please contact the septic department at 503-742-4740 or on-line at [soilsconcern@clackamas.us](mailto:soilsconcern@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. 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](mailto:jkauppi@clackamas.us).



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 Beavercreek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

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

10.03.030 Definitions

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

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

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

10.03.060 Solid Waste or Wastes Accumulation Prohibited

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

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

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

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

(3) Constructing a tire fence for any purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10/07/2022 12:49:02 PM

D-D Cnt=1 Str=73 LESLIE  
\$10.00 \$16.00 \$10.00 \$62.00

\$98.00

RECORDING REQUESTED BY:



1925 NE Stuckl Avenue, Ste 153  
Hillsboro, OR 97006

GRANTOR'S NAME:  
Chuck P. Moegelin and Betty L. Moegelin

GRANTEE'S NAME:  
Anna Wheaton and Richard Alen Hawkins, Jr.

AFTER RECORDING RETURN TO:  
Order No.: 36262204964-RN  
Anna Wheaton and Richard Alen Hawkins, Jr.  
23475 442nd Avenue  
Sandy, OR 97055

SEND TAX STATEMENTS TO:  
Anna Wheaton and Richard Alen Hawkins, Jr.  
23475 442nd Avenue  
Sandy, OR 97055

APN: 00701690  
Map: 25E32A 00800  
23475 442nd Avenue, Sandy, OR 97055

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Chuck P. Moegelin and Betty L. Moegelin, Grantor, conveys and warrants to Anna Wheaton and Richard Alen Hawkins, Jr., as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

25E32A 00800 00701690

The South half of the Southeast quarter of the Northeast quarter of Section 32, Township 2 South, Range 5 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$575,000.00). (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

The Land has been classified as Forestland, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

MN

Recorded by TICOR TITLE 36262204964

**STATUTORY WARRANTY DEED**  
(continued)

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

Dated: 10-7-22

Chuck P. Moegelin  
Chuck P. Moegelin

Betty L. Moegelin  
Betty L. Moegelin

State of OR  
County of Clatsop

This instrument was acknowledged before me on 10/7/2022 by Chuck P. Moegelin and Betty L. Moegelin.

Maria Mendez  
Notary Public - State of Oregon

My Commission Expires: July 26, 2024









Citation No. 2400039

Case No. V0003924

# ADMINISTRATIVE CITATION

Date Issued: July 23, 2024

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

Name: Anna Wheaton  
Name: Richard Hawkins Jr  
Mailing Address: 23475 SE 442<sup>nd</sup> Ave  
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 23 day of July, 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): 23475 SE 442<sup>nd</sup> Ave, Sandy, OR 97055

Legal Description: T2S, R5E Section32A, Tax Lot(s) 00800

**Law(s) Violated:**

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B)(C)(D)(E)
- Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)

**Description of the violation(s):**

- 1) Failure to obtain approved permits and approved final inspections for an addition to a single-family residence  
Maximum Civil Penalty \$1,000.00                      Fine Not subject to fine amount
  
- 2) Failure to obtain approved permits and approved final inspections for plumbing added to the addition of the single-family residence.  
Maximum Civil Penalty \$1,000.00                      Fine Not subject to fine amount\
  
- 3) Accumulation of inoperable or non-currently licensed vehicles.  
Maximum Civil Penalty \$1,000.00                      Fine \$200.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$200.00. 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: July 23, 2024  
Department Initiating Enforcement Action: Code Enforcement



# Plan Review - Workflow Routing Slip

Report Generated: **02/21/2025 11:07 AM**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Intake Payment	Completed		0	10/29/2024 03:16 PM	10/29/2024 04:02 PM	10/29/2024 05:46 PM	Applicant	PD Reserved	0 days 2.5 hrs
Intake Payment Verification	Completed		0	10/29/2024 05:46 PM	10/30/2024 08:18 AM	10/30/2024 08:19 AM	Coordinator	Amanda Donaldson	0 days 14.5 hrs
Assign Reviewers	Completed		0	10/30/2024 08:19 AM	10/30/2024 08:35 AM	10/30/2024 08:43 AM	Coordinator	Amanda Donaldson	0 days 0.5 hrs
Septic Coordinator Assign Reviews Task for Department Review for Review Cycle #1	Completed		1	10/30/2024 08:43 AM	11/01/2024 10:34 AM	11/01/2024 10:38 AM	Septic Coordinator	Robert Goodwin	2 days 2 hrs
Building Department Review cycle #1	Completed	Corrections Required	1	10/30/2024 08:43 AM	11/14/2024 02:48 PM	11/14/2024 03:00 PM	Building	Richard Carlson	11 days 6.5 hrs
System Development Charges (SDC) Department Review cycle #1	Completed	Approved - No further review required	1	10/30/2024 08:43 AM	10/30/2024 08:52 AM	11/04/2024 05:14 PM	System Development Charges (SDC)	Wendi Coryell	3 days 8.5 hrs
Planning County Coordinator Assign Reviews Task for Department Review for Review Cycle #1	Completed		1	10/30/2024 08:43 AM	11/14/2024 02:08 PM	11/14/2024 02:08 PM	Planning County Coordinator	Lizbeth Dance	11 days 5.5 hrs
Engineering Department Review cycle #1	Completed	Approved - No further review required	1	10/30/2024 08:43 AM	10/30/2024 08:52 AM	10/30/2024 10:42 AM	Engineering	Amanda Rozzell	0 days 2 hrs
Septic Department Review cycle #1	Completed	Corrections Required	1	11/01/2024 10:37 AM	11/08/2024 10:18 AM	11/08/2024 10:21 AM	Septic	Aaron Dennis	4 days 23.5 hrs
Planning County Department Review cycle #1	Completed	Corrections Required	1	11/14/2024 02:08 PM	11/22/2024 09:46 AM	11/22/2024 01:13 PM	Planning County	Mya Ganzer	5 days 23 hrs
Review Complete	Completed		1	11/22/2024 01:13 PM	11/22/2024 01:29 PM	11/22/2024 01:29 PM	Coordinator	Amanda Donaldson	0 days 0.5 hrs
Respond and Resubmit	Accepted		1	11/22/2024 01:29 PM	11/24/2024 02:35 PM		Applicant	Mike Montgomery	64 days 21.5 hrs