



## NOTICE OF HEARING

February 20, 2025

Nancy & Gerald Zimmerman  
23615 SE Firwood Rd.  
Sandy, OR 97055

Nancy & Gerald Zimmerman  
23617 SE Firwood Rd.  
Sandy, OR 97055

Dale Merwin  
23615 SE Firwood Rd.  
Sandy, OR 97055

Daniel Merwin  
23615 SE Firwood Rd.  
Sandy, OR 97055

**RE::** County of Clackamas v. Nancy & Gerald Zimmerman, Dale Merwin, Daniel Merwin  
**File:** V0010724

**Hearing Date:** March 11, 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 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 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/83476419879?pwd=NRhXQN9B7xdFt11NMODOIFvZfb1MOZ.1>

Passcode:967950

#### Phone one-tap:

+12532158782,,83476419879# US (Tacoma)

+13462487799,,83476419879# 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

+1 386 347 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

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

Webinar ID: 834 7641 9879

## 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  
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

NANCY & GERALD ZIMMERMAN,  
DALE MERWIN, DANIEL MERWIN

Respondents.

File No: V0010724

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 23615 SE Firwood Rd., Sandy, OR 97055.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 23617 SE Firwood Rd, Sandy, OR 97055 also known as T2S, R5E, Section 31D, Tax Lot 00703, and is located in Clackamas County, Oregon. The property is zoned RRRF5 and is the location of violation(s) asserted by the County.

3.

On or about April 16<sup>th</sup>, 2024, June 6<sup>th</sup>, 2024 and November 25<sup>th</sup>, 2024 the Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by accumulating inoperable and/or non-currently licensed vehicles and non-putrescible waste. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.
  
- b. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain an approved permit and approved final inspections for an addition to a manufactured home. This violation is a Priority 1 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 Notices dated April 16, 2024 and June 6, 2024 and Citation and Complaint 2400107 in the amount of \$400.00 was mailed via first class mail on November 25, 2024. A copy of the notice documents is attached to this Complaint as Exhibits C, E and G, and incorporated by this reference.

6.

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

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
  2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Solid Waste and Wastes Management Code Priority 2 violation being \$500.00 to \$2,500.00 per occurrence and said range for a Building Code Priority 1 violation being \$750.00 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 12<sup>th</sup> day of February, 2025.



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

COUNTY OF CLACKAMAS,

Petitioner,

NANCY & GERALD ZIMMERMAN,  
DALE MERWIN, DANIEL MERWIN

Respondents.

File No.: V0010724

STATEMENT OF PROOF

History of Events and Exhibits:

- April 1, 2024 Clackamas County received a complaint regarding an accumulation of solid waste on the subject property including putrescible and non-putrescible waste, inoperable vehicles and a dwelling that was destroyed by a fire.
- April 2, 2024 Correspondence was sent to the Respondents regarding the alleged violation.  
Exhibit A
- April 15, 2024 I conducted a site inspection of the subject property. I observed an  
Exhibit B accumulation of solid waste which also included a home on the property that was destroyed by a fire.
- April 16, 2024 Correspondence was sent to Nancy and Gerald Zimmerman which provided  
Exhibit C them a deadline date of May 31, 2024 to abate the violation.
- June 3, 2024 I conducted a site inspection and confirmed the solid waste code violation  
Exhibit D remained on the subject property. While reviewing the inspection photos, I found an addition to the manufactured home that I had not addressed in the April 16, 2024 correspondence. I also noted that the April 16 correspondence did not include Dale Merwin and Daniel Merwin.
- June 6, 2024 An updated Notice of Violation was sent to the Respondents regarding the  
Exhibit E solid waste and building code violations. A deadline of July 6, 2024 was given to the Respondents to abate the violations.
- November 25, 2024 I conducted a site inspection and confirmed the solid waste violation  
Exhibit F remained on the subject property. A review of County records indicated that no building permit applications to permit or remove the addition to the manufactured home had been submitted to the County.
- November 25, 2024 Citation 2400107 was issued for \$400.00 for the Priority 2 solid waste  
Exhibit G violation and the Priority 1 building code violation. The building code violation was not subject to a fine amount as the County is seeking civil penalties in this matter. The citation was sent first class mail and was not returned to the County. The citation remains unpaid.

February 10, 2025  
Exhibit H

I conducted a site inspection and confirmed the solid waste violation remains on the subject property. A review of County records found no permits had been submitted to the County for the addition to the manufactured home.

February 12, 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 and the Solid Waste and Wastes Management Code, Chapter 10.03.060(A)(B), exists, the County is requesting a Continuing Order in this matter recommending the following:

- The Respondents be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by submitting a technically complete building permit application to permit or remove the addition to the manufactured home. All requests for additional plan review information should be responded to within ten days of being notified. All inspections including approved final inspections to be obtained within 45 days of permits being issued.
- The Respondents be ordered to bring the property into compliance with the Solid Waste and Wastes Management Code within 60 days of the date of the order by removing the fire damaged home from the subject property. All miscellaneous debris shall be removed from the subject property or screened from view of the road and surrounding properties. Screen no more than two inoperable or non-currently licensed vehicles/trailers using a County approved method of screening. Any remaining non currently licensed or inoperable vehicles/trailers must be currently licensed and operable or removed from the subject property to an authorized location. Respondents to schedule a site inspection with Code Enforcement to confirm compliance.
- 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 \$1,000.00 for date cited November 25, 2024.
  - Payment for Citation No. 2400107 issued on November 25, 2024 for \$400.00.
  - The administrative compliance fee to be imposed from April 16, 2024 until the violation is abated. As of this report the total is \$750.00.
  - 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.



April 2, 2024

Nancy & Gerald Zimmerman  
Dale & Daniel Merwin  
23615 SE Firwood Rd  
Sandy, OR 97055

Nancy & Gerald Zimmerman  
Dale & Daniel Merwin  
23617 SE Firwood Rd  
Sandy, OR 97055

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

Site Address: 23617 SE Firwood Rd., Sandy, OR 97055  
Legal Description: T2S, R5E, Section 31D, Tax Lot 00703

It has come to the attention of Clackamas County Code Enforcement that there may be an accumulation of solid waste on the above referenced property, including but not limited to putrescible (household) garbage, a burned down dwelling, inoperable and/or non-currently licensed vehicles and other miscellaneous debris.

This may constitute a violation of the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

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

Email 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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**NOTICE OF VIOLATION**

April 16, 2024

Nancy & Gerald Zimmerman  
23617 SE Firwood Rd  
Sandy, OR 97055

Nancy & Gerald Zimmerman  
23615 SE Firwood Rd  
Sandy, OR 97055

**SUBJECT: Violation of Clackamas County Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B)**

**VIOLATION FILE:** V0010724

**SITE ADDRESS:** 23617 SE Firwood Rd., Sandy, OR 97055

**LEGAL DESCRIPTION:** T2S, R5E, Section 31D , Tax Lot 00703

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

- Accumulation of solid waste
- Inoperable and/or non-currently licensed vehicles

**VIOLATIONS & HOW TO RESOLVE**

On April 1, 2024 Clackamas County Code Enforcement received a complaint regarding an accumulation of solid waste on the subject property. I conducted a site inspection on April 15, 2024 and confirmed a violation of the Solid Waste and Waste Management Code exists. During my inspection I observed a large accumulation of miscellaneous debris, an inoperable or non-currently licensed recreational vehicle and a trailer that has been destroyed by a fire.

**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 violation, you must complete the following **on later than May 31, 2024:**

- 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.
- The fire destroyed trailer debris must be removed from the subject property to an authorized facility.
  - Provide dump receipts to Code Enforcement staff for the removal of the debris.

### **Inoperable and/or Non-Currently Licensed Vehicles**

- 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 legally established structure, **and/or**;
- **Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (C)).** Please note: placing vehicles under tarps or tarp structures does not remedy the violation.

### **CONTACT INFORMATION**

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)

*Jennifer Kauppi*

Code Enforcement Specialist  
Clackamas County Code Enforcement

## Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

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

10.03.030 Definitions

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

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

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

10.03.060 Solid Waste or Wastes Accumulation Prohibited

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

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

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

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

(3) Constructing a tire fence for any purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2P  
10  
2004  
10



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Nancy L. Zimmerman  
23615 SE Firwood  
Sandy, OR 97055

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

Same as above

**STATUTORY BARGAIN AND SALE DEED**

DALE R. MERWIN, Grantor, conveys to NANCY L. ZIMMERMAN, GERALD G. ZIMMERMAN, DALE MERWIN and DANIEL MERWIN, as tenants in common in a life estate with cross-contingent remainders in fee simple, Grantee, the following described real property:

See attached Exhibit "A"

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.

The true consideration for this conveyance is \$0.00 (Here comply with the requirements of ORS 93.030)

Dated this 18<sup>th</sup>, day of March, 1999.

Dale R. Merwin  
Dale R. Merwin

STATE OF OREGON  
County of Clackamas } ss.

This instrument was acknowledged before me on this 18<sup>th</sup> day of March, 1999  
by Dale R. Merwin

Stephanie Herreid  
Notary Public for Oregon

My commission expires 10-18-99



99-034109

FIRST AMERICAN TITLE CO. OF OREGON  
NO. 874309

First American Title Accommodation  
Recording Assumes No Liability

EXHIBIT "A"

A tract lying in the Southeast quarter of Section 31, Township 2 South, Range 5 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at this Northeast corner of the Northwest quarter of the Southeast quarter of said Section 31; thence North 89°09'19" West, 208.70 feet; thence South 2°00'23" West, 134.64 feet, more or less, to the South line of Firwood Road (Market Road #2) and the point of beginning of this tract; thence continuing South 2°00'23" West 150 feet; thence North 89°09'19" West, 200.00 feet; thence North 2°00'23" East 147.30 more or less, to the South line of Firwood Road; thence following the South line 50.44 feet along a left curve R=220.99 feet (chord South 85°02'03" East, 50.33 feet); thence along said right of way North 88°25'40" East 149.99 feet, more or less, to the point of beginning.

2

STATE OF OREGON 99-034109  
CLACKAMAS COUNTY  
Received and placed in the public  
records of Clackamas County  
RECEIPT# AND FEE: 90488 \$40.00  
DATE AND TIME: 04/06/99 10:56 AM  
JOHN KAUFFMAN, COUNTY CLERK

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

## Property Account Summary



<b>Account Number</b>	00701360	<b>Property Address</b>	23617 SE FIRWOOD RD , SANDY, OR 97055
<b>General Information</b>			
Alternate Property #	25E31D 00703		
Property Description	Section 31 Township 2S Range 5E Quarter D TAX LOT 00703		
Property Category	Land &/or Buildings		
Status	Active, Host Other Property, Locally Assessed		
Tax Code Area	046-004		
Remarks			
<b>Tax Rate</b>			
<b>Description</b>	<b>Rate</b>		
Total Rate	13.3836		
<b>Property Characteristics</b>			
Neighborhood	16051: Sandy East to Alder Creek 100, 101		
Land Class Category	101: Residential land improved		
Building Class Category	15: Single family res, class 5		
Acreage	0.62		
Change property ratio	1XX		
Manf Structure Exempt	Exempt from Titling		
<b>Related Properties</b>			

01191793 is Located On this property

**Parties**

Role	Percent	Name	Address
Taxpayer	100	ZIMMERMAN NANCY L	NANCY L ZIMMERMAN 23615 SE FIRWOOD RD, SANDY, OR 97055
Tax Service Co.	100	CORELOGIC TAX SERVICES	UNKNOWN, MILWAUKIE, OR 00000
Owner	100	ZIMMERMAN NANCY L	NO MAILING ADDRESS, AVAILABLE,
Owner	100	ZIMMERMAN GERALD G	NO MAILING ADDRESS, AVAILABLE,
Owner	100	MERWIN DALE	NO MAILING ADDRESS, AVAILABLE,
Owner	100	MERWIN DANIEL	NO MAILING ADDRESS, AVAILABLE,
Mortgage Company	100	SELECT PORTFOLIO SERVICING INC	NO MAILING ADDRESS, AVAILABLE,

**Property Values**

Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$127,029	\$123,330	\$119,738	\$116,251	\$112,866
Exempt					
TVR Total	\$127,029	\$123,330	\$119,738	\$116,251	\$112,866
Real Mkt Land	\$194,239	\$192,215	\$182,773	\$148,377	\$132,190
Real Mkt Bldg	\$57,310	\$58,090	\$58,070	\$49,380	\$48,010







04/15/2024 11:30





**UPDATE NOTICE OF VIOLATION**

June 6, 2024

Nancy & Gerald Zimmerman  
23617 SE Firwood Rd  
Sandy, OR 97055

Nancy & Gerald Zimmerman  
23615 SE Firwood Rd  
Sandy, OR 97055

Dale Merwin  
23615 SE Firwood Rd  
Sandy, OR 97055

Daniel Merwin  
23615 SE Firwood Rd  
Sandy, OR 97055

**SUBJECT: Violation of Clackamas County Solid Waste and Waste Management Code, Title 10, Chapters 10.03.060 (A) and (B) and Building Code, Title 9.02.040 (E)**

**VIOLATION FILE:** V0010724

**SITE ADDRESS:** 23617 SE Firwood Rd., Sandy, OR 97055

**LEGAL DESCRIPTION:** T2S, R5E, Section 31D , Tax Lot 00703

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

- Accumulation of solid waste
- Inoperable and/or non-currently licensed vehicles
- Addition to manufactured home without permits

**VIOLATIONS & HOW TO RESOLVE**

On April 1, 2024 Clackamas County Code Enforcement received a complaint regarding an accumulation of solid waste on the subject property. I conducted a site inspection on April 15, 2024 and confirmed a violation of the Solid Waste and Waste Management Code exists. During my inspection I observed a large accumulation of miscellaneous debris, an inoperable or non-currently licensed recreational vehicle and a trailer that has been destroyed by a fire.

A Notice of Violation was mailed to you on April 16, 2024 to abate the Solid Waste and Waste Management Code violation no later than May 31, 2024.

On June 3, 2024 I conducted another site inspection and confirmed that the Solid Waste violation still remains on the subject property. After reviewing the site inspection photos, I also found that an addition to the left side of the manufactured home. A review of County records found no permits for this addition. The addition to the manufactured home without approved permits constitutes a violation of Clackamas County Code, Title 9.02.040 (E). In order to abate the violation, please complete the following **no later than July 6, 2024**:

### **Addition to Manufactured Home**

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) to either keep or remove the addition to the manufactured home. 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 ten 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).

\*\*\*Please be advised – If you wish to keep the addition, this permit may require an architect or engineer to stamp the drawing and submit the supporting calculations. The architect or engineer must be licensed with the State of Oregon\*\*\*

### **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 violation, you must complete the following **on later than July 6, 2024**:

- 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.
- The fire destroyed trailer debris must be removed from the subject property to an authorized facility.
  - Provide dump receipts to Code Enforcement staff for the removal of the debris.

### **Inoperable and/or Non-Currently Licensed Vehicles**

- 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 legally established structure, **and/or**;
- **Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (C)).** Please note: placing vehicles under tarps or tarp structures does not remedy the violation.

### **CONTACT INFORMATION**

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)

*Jennifer Kauppi*

Code Enforcement Specialist  
Clackamas County Code Enforcement

## Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

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

10.03.030 Definitions

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

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

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

10.03.060 Solid Waste or Wastes Accumulation Prohibited

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

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

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

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

(3) Constructing a tire fence for any purpose.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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











Citation No. 2400107

Case No. V0010724

# ADMINISTRATIVE CITATION

Date Issued: November 25, 2024

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

Name: Nancy & Gerald Zimmerman  
Name: Dale & Daniel Merwin  
Mailing Address: 23615 SE Firwood Rd  
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 25th day of November, 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): 23617 SE Firwood Rd, Sandy, OR 97055

Legal Description: T2S, R5E Section31D, Tax Lot(s) 00703

**Law(s) Violated:**

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

**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) Addition to manufactured home with approved permits or approved final inspections

Maximum Civil Penalty \$1,000.00                      Fine Not subject to fine amount

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$400.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi  
Telephone No.: 503-742-4759

Date: November 25, 2024  
Department Initiating Enforcement Action: Code Enforcement

## PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:  
     Clackamas County Code Enforcement Section  
     150 Beaver Creek Rd.  
     Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).

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

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

### STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_



