



## NOTICE OF HEARING

May 31, 2023

Tina Horn  
16765 362nd Dr.  
Sandy, OR 97055

**RE::** County of Clackamas v. Tina Horn  
**File:** V0013222

**Hearing Date:** July 18, 2023

**Time:** This item will not begin before 11am 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.



Clackamas County is abiding by social distancing requirements during the coronavirus pandemic, so your hearing will be conducted virtually using the Zoom platform.

You must have access to the internet or to a telephone line to use the Zoom platform. We have sent you the Zoom invite to silverjet3@yahoo.com. Please contact Jennifer Kauppi if you are unable to find the email.

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

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

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

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

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



## Department of Transportation and Development

### **Nondiscrimination Policy:**

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

[www.clackamas.us/transportation/nondiscrimination](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.

TINA HORN,

Respondent.

File No: V0013222

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 16765 362<sup>ND</sup> Drive, Sandy, OR 97055.

2.

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

59565 E Hwy 26, Sandy, OR 97055 also known as T2S, R6E, Section 22DB, Tax Lot 00200 & 00100, and is located in Clackamas County, Oregon.

3.

On or about the 11<sup>th</sup> day of October, 2022 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Zoning and Development Ordinance, Section 316.03(A) by failing to obtain land use approval for occupied recreational vehicles and multiple dwellings on the subject property. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

On or about the 5<sup>th</sup> day of April, 2023 the Respondent violated the following law in the following way:

- b. Respondent violated the Clackamas County Zoning and Development Ordinance, Section 316.03(A) by failing to obtain approved permits and approved final inspections for the placement of an accessory structure on the subject property without a primary use. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondent in the following manner: Administrative Citation #2200132 in the amount of \$800.00 was mailed via first class mail on October 12, 2022. A copy of the notice document is attached to this Complaint as Exhibit J, and incorporated by this reference.

Notice of the violations was given to Respondent in the following manner: Administrative Citation #2200132-1 in the amount of \$400.00 was mailed via first class mail on April 19, 2023. A copy of the notice document is attached to this Complaint as Exhibit L, and incorporated by this reference.

6.

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

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

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

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Zoning and Development Ordinance violation being \$500.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code

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

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

and

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

DATED THIS 31 day of May, 2023

*Jennifer Kauppi*

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Jennifer Kauppi  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

TINA HORN

Respondent.

File No.: V0013222

STATEMENT OF PROOF

History of Events and Exhibits:

- March 22, 2022 Clackamas County received a complaint regarding multiple dwellings and solid waste on the subject property.
- March 28, 2022 Correspondence was sent to the Respondent regarding the alleged violations.  
Exhibit A
- March 28, 2022 I researched County records and google earth aerials of the property. Based  
Exhibit B on the description of the alleged violation, the aerial showed the red accessory structure had been placed on tax lot 00100 which does not have a primary use established. Tax lot 00200 is where the main dwelling is located. Permit MH0002117 for a new manufactured home was issued for this site in 2017 and the original dwelling was to be converted to storage. No permits were issued for the conversion to storage.
- April 19, 2022 I conducted a site inspection and found the accessory structure that was  
Exhibit C placed on the property. Code Enforcement Kimberly Benthin returned to the property on April 21, 2022 to take photos of the front of the property. The photos taken on April 21 show what appeared to be an occupied recreational vehicle on site.
- April 28, 2022 I had not received any communication from the Respondent. I found a  
Exhibit D contact email for the Respondent on a manufactured home permit that was submitted in 2017. I sent the Respondent an email requesting that she contact me regarding the violation.
- May 10, 2022 I emailed the planning department regarding the two lots to inquire if they  
Exhibit E were one or two legal lots of record. Planner Liz Dance responded that the parcels have been identified as two legal lots of record.
- May 11, 2022 Correspondence was sent to the Respondent with a deadline of June 11,  
Exhibit F 2022 to abate the violations.



May 31, 2022  
Exhibit G

I received an email from the Respondent regarding the correspondence that she received. The Respondent indicated that there were two occupied recreational vehicles and an additional accessory structure that was being occupied.

June 2, 2022

The Respondent and I spoke over the phone. The Respondent indicated that gentleman that was living in the accessory structure on the other lot would be moving into the main home. I explained to the Respondent the structure would need to be removed because there is no primary use on the property. The Respondent also stated that the cabin in front was being used as storage only and that there were two occupied recreational vehicles currently on the property. The Respondent stated that she may qualify for temporary for care and I sent her the application for that option.

August 29, 2022  
Exhibit H

I researched county records and found that no temporary for care application had been submitted to the County. I sent a revised notice first class mail and by email with a new deadline date of September 29, 2022 to abate the violations. This correspondence sent first class mail was returned to the County as undeliverable.

October 11, 2022  
Exhibit I

I conducted a site inspection and found the accessory structure on tax lot 00100 was still present. In addition the recreational vehicles remained on tax lot 00200. A review of the County permit system showed no permit applications had been submitted to authorize the accessory structure, occupied recreational vehicles or to convert the original single family dwelling into storage. The solid waste violation had been abated.

October 12, 2022  
Exhibit J

Citation 2200132 for \$800.00 for the Priority 2 occupied recreational vehicles and the Priority 2 multiple dwellings without permits or land use approval. The citation was sent first class mail to the mailing address on file and a copy to the site address. The citation sent to mailing address on file was returned to the County. The copy that was sent to the site address was not returned. This citation remains unpaid.

April 5, 2023  
Exhibit K

I conducted a site inspection and found the property continued to be in violation. The accessory structure on tax lot 00100 remained onsite. The occupied recreational vehicles are still located on tax lot 00200. A review of County permit system found no permit applications had been submitted to authorize the accessory structure or occupied recreational vehicles. In addition, no application had been received to convert the original dwelling on tax lot 00200 into storage.

April 19, 2023  
Exhibit L

I reviewed the previous citation issued on October 12, 2022. This citation only addressed the violations occurring on tax lot 00200 and not tax lot 00100. On April 19, 2023 Citation 2200132-1 for \$400.00 was issued for the Priority 2 violation for the accessory structure placed without permits or a primary use. The citation was mailed first class mail to the mailing address on file and a copy sent to the site address. This citation was not returned.

May 31, 2023

This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Zoning and Development Ordinance, Section 316.03(A) exists, the County may request a Continuing Order in this matter recommending the following:

**Tax Lot 100 – No primary use onsite**

- The Respondent be ordered to bring the property into compliance with the Zoning and Development Ordinance within 30 days of the date of this order by removing the accessory structure and all debris from the property to an authorized location.

**Tax Lot 200 – Occupied Recreational Vehicles and Multiple Dwellings**

- The Respondent be ordered to bring the property into compliance with the Zoning and Development Ordinance within 45 days of the date of this order by ceasing the occupancy of the occupied recreational vehicles until such time as land use approval has been obtained and all conditionals of approval have been met and submit all applicable permits for a change of use to convert the single family residence into storage only.
- 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 Respondent.
- The report may include the following recommendations:
  - The imposition of civil penalties for the Zoning and Development Ordinance violation of up to \$5,000.00 for date cited October 11, 2022 Tax lot 00200.
  - The imposition of civil penalties for the Zoning and Development Ordinance violation of up to \$2,500.00 for date cited April 5, 2023 Tax lot 00100.
  - Payment for Citation No. 2200132 issued on October 12, 2022 for \$800.00.
  - Payment for Citation No. 2200132-1 issued on April 19, 2023 for \$400.00.
  - The administrative compliance fee to be imposed from May, 2022 until the violation is abated. As of this report the total is \$900.00.
  - The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
  - If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



March 28, 2022

Tina Horn  
16765 362<sup>nd</sup> Dr  
Sandy, OR 97055

**Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040 and Solid Waste Code, Title 10.03.060 of the Clackamas County Code**

Site Address: 59565 E Hwy 26, Sandy, OR 97055  
Legal Description: T2S, R6E, Section 22DB, Tax Lot 00200 & 00100

It has come to the attention of Clackamas County Code Enforcement that an accessory dwelling unit may have been built without the benefits of permits and there may be multiple dwellings on the above referenced property without land use approval.

In addition, there may be an accumulation of solid waste on the above referenced property, including but not limited to inoperable and/or non-currently licensed vehicles and other miscellaneous debris.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040 and Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

Please contact Jennifer Kauppi, Code Enforcement 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 503-742-4452

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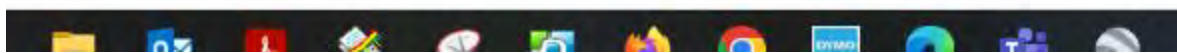
image 1 of 7 > 10/16/2018



TAX LOT 100 – Orange arrow – occupied structure

TAX LOT 200 – Green arrow – old SFR.....Orange arrow - MH





ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
00711215  
Parent Parcel Number

Property Address  
59565 HWY 26

Neighborhood  
16118 ALDERCR EAST/CNTY LINE 800,801

Property Class  
801 801 Recreational Improved

TAXING DISTRICT INFORMATION

Jurisdiction 003  
Area 001

OWNERSHIP

HORN TINA B  
16765 362ND DR  
SANDY, OR 97055

Section 22 Township 2S Range 6E Quarter DB TAX LOT  
00200

Tax ID 26E22DB00200

TRANSFER OF OWNERSHIP

Date		Doc #:
04/20/2017	SIDEBOTTOM CARRIE SUE L-EST	314784
		\$0
11/18/2016	SIDEBOTTOM CHARLES R & KAREN L	316333
		\$137500
02/26/2013	SIDEBOTTOM CARRIE SUE L-EST	243251
		\$0
08/01/1995		95-56221
		\$10

Printed 07/24/2019 Card No. 1 of 1

# RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2017	01/01/2018	01/01/2018	01/01/2018	01/01/2019	01/01/2019	Worksheet
Reason for Change	Reval	Reval	Reval	Reval	Reval	Reval	
VALUATION	I 102498	102498	117707	117707	117707	124982	124982
Market	E 73580	73230	82500	21270	24640	25670	117300
	T 176078	175728	200207	138977	142347	150652	242282

GB

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres: 1 23 RURAL ACRES  
0.0000 2 23 RURAL ACRES  
3 22 OSD

LAND DATA AND CALCULATIONS

Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 23 RURAL ACRES	1.0000		1.00	22810.00	22810.00	22810 1	-47% L 89%	22848
2 23 RURAL ACRES	3.3000		1.00	22810.00	22810.00	75273 1	-47% L 89%	75402
3 22 OSD				31431.00	31431.00	31431 4	-55% L 89%	26732

After

FP10: FIRE PATROL REVIEWED  
LogH: LOGHOUSE  
RV18: REVALUE 2018  
1948 BLT DWELL CONV'D TO STORAGE 95 GP5 @1,527 SF. MH (L045759)  
SITED 7/9/18 EXT PART/MRS #79  
RV19: REVALUE 2019  
190 TO 199 MH 7/24/19 #56

Supplemental Cards  
TRUE TAX VALUE 124982

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

01 02

Style: 81 Houses built 2000 and Later  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 0  
Attic: None  
Basement: None

**ROOFING**  
Material: Asphalt shingles  
Type: Gable  
Framing: Std for class  
Pitch: Not available

**FLOORING**  
**EXTERIOR COVER**

**INTERIOR FINISH**

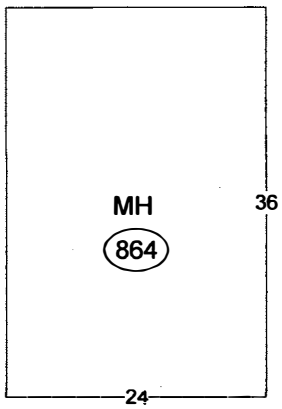
**ACCOMMODATIONS**

**HEATING AND AIR CONDITIONING**

Primary Heat: Forced hot air  
Lower Full Part  
/Bsmt 1 Upper Upper

**PLUMBING**  
#  
3 Fixt. Baths 1 3  
TOTAL 3

**REMODELING AND MODERNIZATION**  
Amount Date



Construction Base Area Floor Area Sq Ft Value

0 Crawl ---- 0

TOTAL BASE 42220

Row Type Adjustment 0.00%  
SUB-TOTAL 42220

0 Interior Finish 0  
0 Ext Lvg Units 0  
0 Basement Finish 0  
Fireplace(s) 0  
Heating 0  
Air Condition 0  
Frame/Siding/Roof 0  
Plumbing Fixt: 3 0

Exterior Features SUB-TOTAL ONE UNIT 42220  
Description Value Garages SUB-TOTAL 0 UNITS 42220

0 Integral 0  
0 Att Garage 0  
0 Att Carports 0  
0 Bsmt Garage 0  
Ext Features 0

SUB-TOTAL 42220  
Quality Class/Grade 5+

GRADE ADJUSTED VALUE 38420

(LCM: 100.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
M :FD	4	M	MHOME	0.00	5+	2016	2016	AV	44.49	Y	44.46	24x 36	38420	2	0	144	100	91630
		01	UTLSHED	0.00	1 5	1975	1975	AV	13.58	N	19.83	576	11420	43	0	106	100	6900
		02	SHEDGP	0.00	1 5	1975	1975	AV	13.94	N	20.35	1527	31070	43	0	106	100	18770

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

117300

Neigh 16118 AV

EXHIBIT B\_PAGE 4 OF 8

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 26E22DB00200

Printed 03/12/2018 Card No. 1 of 1

PARCEL NUMBER  
00711215  
Parent Parcel Number

HORN TINA B  
16765 362ND DR  
SANDY, OR 97055

TRANSFER OF OWNERSHIP

Property Address  
59565 E HWY 26  
Neighborhood  
16118 ALDERCR EAST/CNTY LINE 800,801

Section 22 Township 2S Range 6E Quarter DB TAX LOT  
00200

Date			
04/20/2017	SIDEBOTTOM CARRIE SUE L-EST	\$0	Doc #: 314784
11/18/2016	SIDEBOTTOM CHARLES R & KAREN L	\$137500	Doc #: 316333
02/26/2013	SIDEBOTTOM CARRIE SUE L-EST	\$0	Doc #: 243251
08/01/1995		\$10	Doc #: 95-56221

Property Class  
801 801 Recreational Improved

TAXING DISTRICT INFORMATION

Jurisdiction 003  
Area 001

# RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2011	01/01/2012	01/01/2013	01/01/2014	01/01/2015	01/01/2016	01/01/2017
Reason for Change							
	Reval	Reval	Reval	Reval	Reval	Reval	Reval
VALUATION	I 85306	76047	76047	80015	83983	91257	102498
Market	B 55980	49860	47560	54300	60730	65800	73580
	T 141286	125907	123607	134315	144713	157057	176078

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:  
0.0000

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acreage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 23 RURAL ACRES		1.0000		1.00	22810.00	22810.00	22810 1	-47% L 55%	18738
2 23 RURAL ACRES		3.3000		1.00	22810.00	22810.00	75273 1	-47% L 55%	61837
3 22 OSD					31431.00	31431.00	31431 4	-55% L 55%	21923

*RU18 1948 bit Dwell converted to Storage 95 GPS at 1527<sup>0E</sup> MH (L045759) Sited. Ext Part MRS  
7-9-18 #79*

FP10: FIRE PATROL REVIEWED  
LogH: LOGHOUSE

Supplemental Cards

TRUE TAX VALUE 102498

Supplemental Cards  
TOTAL LAND VALUE 102498  
EXHIBIT B - PAGE 5 OF 8



IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

01 02

Style: 21 Houses built 1920 to 1949  
Occupancy: Single family

Story Height: 1.0  
Finished Area: 1131  
Attic: None  
Basement: None

**ROOFING**  
Material: Asphalt shingles  
Type: Gable  
Framing: Std for class  
Pitch: Not available

**FLOORING**  
Sub and joists 1.0  
Softwood-standard 1.0

**EXTERIOR COVER**  
Log solid 1.0

**INTERIOR FINISH**  
Plywood 1.0

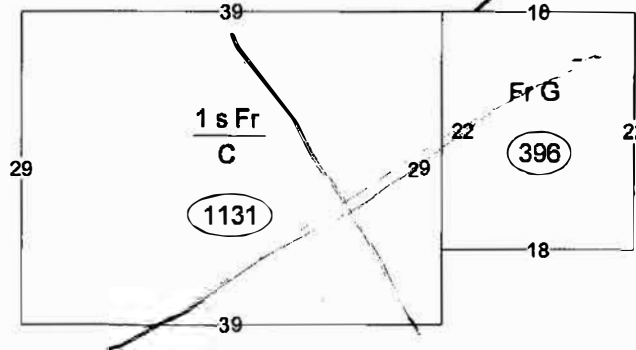
**ACCOMMODATIONS**  
Finished Rooms 2  
Bedrooms 2  
Fireplaces: 2

**HEATING AND AIR CONDITIONING**  
Primary Heat: No heat-wood stove/insert  
Lower Full Part  
/Bsm 1 Upper Upper

**PLUMBING**  
#  
3 Fixt. Baths 1 3  
TOTAL 3

**REMODELING AND MODERNIZATION**  
Amount Date

*Work HSE to storage*



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1131	1.0	1131		32920
	1131	Crawl	----		0

Row	Type	Adjustment	Value
TOTAL BASE			32920
	SUB-TOTAL	1.00%	32920
0	Interior Finish		0
0	Ext Lvg Units		0
0	Basement Finish		0
	Fireplace(s)		3900
	Heating		0
	Air Condition		0
	Frame/Siding/Roof		0
	Plumbing Fixt: 3		830

Exterior Features	Value	Garages	Value
SUB-TOTAL ONE UNIT			37650
SUB-TOTAL 0 UNITS			37650
		0 Integral	0
		396 Att Garage	8700
		0 Att Carports	0
		0 Bsm Garage	0
		Ext Features	0
SUB-TOTAL			46350
Quality Class/Grade			2
GRADE ADJUSTED VALUE			60260

(LCM: 100.00)

SPECIAL FEATURES

Description	Value
D : MAS	2000
WESTOVE	1900

*Remove*

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
<del>D : DWELL</del>	<del>1.00</del>						2	1948	1930	AV	0.00	Y	0.00	1131	60260	45	0	206	100	68590
<del>CO2 ATTOR</del>	<del>0.00</del>									AV	21.97	N	21.97	18x 22	8700	0	0	0	100	0
<del>01 FOUND</del>	<del>0.00</del>						2	1948	1930	AV	0.00	N	0.00	1131	-452	0	SV	187	100	-840
02 UTLSHED	0.00						5	1975	1975	AV	6.45	N	9.16	576	5280	41	0	187	100	5830

*Std C/P 5 1975 1975 1527 100%*

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

92 12/01/1989

Neigh 16118 AV

TOTAL IMPROVEMENT VALUE

73580

EXHIBIT B\_PAGE 6 OF 8



# Manufactured Dwelling Permit Application

150 Beaver Creek Road, Oregon City, OR 97045  
Phone: (503) 742-4240, FAX: (503) 742-4721  
Inspection Request: (503) 742-4720  
Internet address: www.clackamas.us

OFFICE USE ONLY	
DATE RECEIVED:	PERMIT NO.: MH0002117
PROJECT NO.:	OTHER:
LAND USE APPROVAL: Plum 2-28-17	

### TYPE OF PERMIT

<input type="checkbox"/> Owner installed	<input checked="" type="checkbox"/> Contractor installed	<input type="checkbox"/> Repair
<input type="checkbox"/> New	<input type="checkbox"/> Addition/alteration	<input type="checkbox"/> Replacement: Same location <input type="checkbox"/> Yes <input type="checkbox"/> No

### JOB SITE INFORMATION

Job address: 59565 E Hwy. 26	Space no.:		
Manufactured dwelling park: N/A	Address:		
City: Sandy	State: OR	ZIP: 97055	
Tax map/tax lot no./account no.: 2 3E 22	Lot	Block:	Subdivision:
Base flood elevation:	Elevation certificate:		
Description of work on premises: Putting a new manufactured home on land			

### OWNER

Name: TINA Horn		
Address: 64070 E Brightwood Loop Rd.		
City: Brightwood	State: OR	ZIP: 97011
Phone: 503 313 2557	Fax: 503 826	E-mail: silverjet3@yahoo.com
Owner representative: 0294	E-mail: yahoo.com	
Phone:	Fax:	E-mail:

### MANUFACTURED HOME INFORMATION

Concrete stringers/slab under home: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Single <input checked="" type="checkbox"/> Double <input type="checkbox"/> Triple
Valuation \$ 45,000 Square feet 839
(dwelling and set up only, does not include other permits)

### SET UP/INSTALLATION CONTRACTOR

Name: Columbia Gorge Affordable Homes		
Address: 1320 W 2nd St.		
City: The Dalles	State: OR	ZIP: 97058
Phone: 541 291 5741	Fax: 541 291 6	E-mail: Cgahomes@ciembel.com
CCB license no.: 15293	City/Metro license no.:	
MDI license no.: 1967		

### ADDITIONAL PERMITS (if required)

<input type="checkbox"/> Mechanical	Permit no.:
<input type="checkbox"/> Plumbing	Permit no.:
<input type="checkbox"/> Electrical	Permit no.:
<input type="checkbox"/> Foundation	Permit no.:
<input type="checkbox"/> Garage	Permit no.:
<input type="checkbox"/> Carport	Permit no.:
<input type="checkbox"/> Cabana	Permit no.:
<input type="checkbox"/> Ramada	Permit no.:
<input type="checkbox"/> Awning	Permit no.:
<input type="checkbox"/> Alterations	Permit no.:
<input type="checkbox"/> Other	Permit no.:

### SKIRTING CONTRACTOR

Name: Stonegate Masonry - Ross Smith		
Address:		
City: Sandy	State: OR	ZIP: 97055
Contact person: Ross Smith	Phone: 503 380 5729	
CCB license no.: 10558	City/Metro license no.:	
Skirting license no.:	MDI/LSI license no.:	

### APPLICANT

Name: TINA Horn		
Address: 64070 E Brightwood Loop Rd.		
City: Brightwood	State: OR	ZIP: 97011
Phone: 503 313 2557	Fax:	E-mail:

I hereby certify I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

*Tina Horn* 2 6 17  
Applicant's signature Date

Notice: Manufactured dwelling installers must have an Oregon MDI and Construction Contractors Board license under provisions of ORS 701 and may be required to be licensed in the jurisdiction where work is being performed, or the applicant is exempt from licensing for the following reason:

Notice: This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

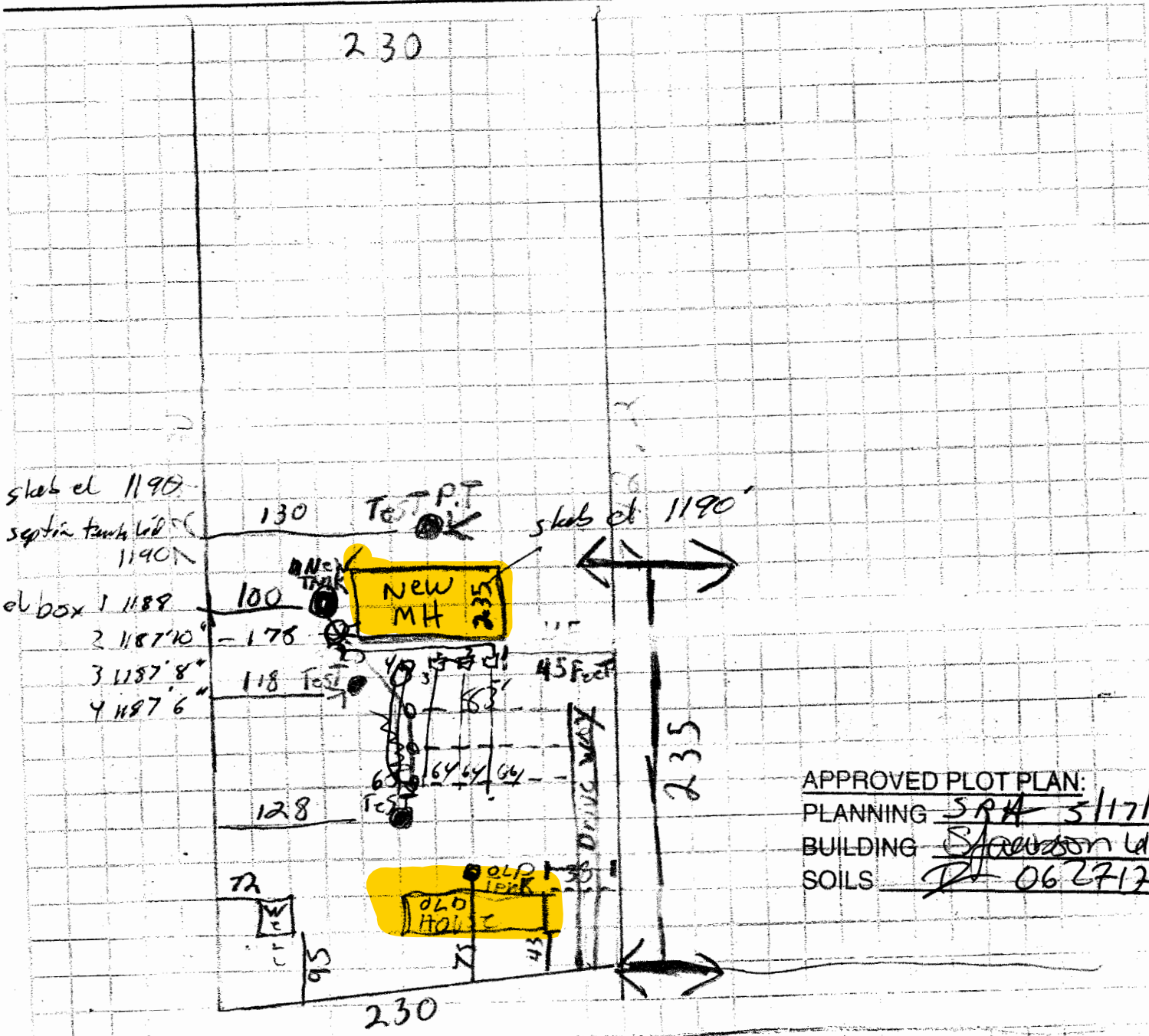
Set up fee	\$
State surcharge	\$
State fee	\$
<b>TOTAL</b>	\$



**PLOT PLAN**

Township 2S Range 6E Section 22D Tax Lot 200

Address: 59565 E. Hwy. 26 Sandy Or. 97055



APPROVED PLOT PLAN:  
 PLANNING SRA 3/17/17  
 BUILDING Stevenson 4/27/17  
 SOILS D 06 2712

~~705~~ 26















## Kauppi, Jennifer

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**From:** Kauppi, Jennifer  
**Sent:** Thursday, April 28, 2022 11:43 AM  
**To:** 'silverjet3@yahoo.com'  
**Subject:** 59565 E Hwy 26, Sandy OR 97055

**Importance:** High

Tina,

Hello. My name is Jennifer Kauppi and I am a Code Enforcement Specialist for Clackamas County. Please give me a call to discuss your property at 59565 E Hwy 26 and the code enforcement violation file that has been opened on it.

I can be reached at 503-742-4759

Thank you

*Jennifer Kauppi*

Code Enforcement Specialist  
150 Beaver Creek Rd  
Oregon City, OR 97045  
503-742-4759

Coming Soon in August 2021! We're excited to launch Development Direct -- our new one-stop digital services hub for Building Codes and Development Engineering. [Click here to learn more.](#)



## Kauppi, Jennifer

---

**From:** ZoningInfo  
**Sent:** Tuesday, May 10, 2022 4:01 PM  
**To:** Kauppi, Jennifer  
**Subject:** RE: 26E22DB00200 and 00100

It does appear from the information we have in our History files that these 2 parcels have been identified as 2 legal lots of record however the verification information is brief and not up to date. If a property owner needs to verify legal lot status please advise them to request a General Land Use Application ([General Land Use Application](#)) for Lot of Record Research – fee \$480.00

This is a new process – however provider property owners with valid verified information.

## Lizbeth Dance

Planner 2  
Clackamas County Planning & Zoning Division  
Email: [Ldance@clackamas.us](mailto:Ldance@clackamas.us)  
Tel: 503.742.4524  
150 Beaver Creek Rd. Oregon City, OR 97045  
Schedule: Monday-Thursday 6:30am-5pm

The Planning and Zoning Division public service/permits lobby is open Monday through Thursday from 8:00 a.m. to 4:00 p.m. The public service telephone line at 503-742-4500 and email account at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m.

Were you happy with the service you received today?



CLICK A SMILEY

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)



---

**From:** Kauppi, Jennifer <JKauppi@clackamas.us>  
**Sent:** Tuesday, May 10, 2022 3:36 PM  
**To:** ZoningInfo <ZoningInfo@clackamas.us>  
**Subject:** RE: 26E22DB00200 and 00100

My mistake

26E22db

---

**From:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>  
**Sent:** Tuesday, May 10, 2022 3:35 PM  
**To:** Kauppi, Jennifer <JKauppi@clackamas.us>  
**Subject:** RE: 15E22DB00200 and 00100

1S5E22 is not in Clackamas County

In the 15 range properties start at section 28

Liz

---

**From:** Kauppi, Jennifer <JKauppi@clackamas.us>  
**Sent:** Tuesday, May 10, 2022 3:29 PM  
**To:** ZoningInfo <[ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us)>  
**Subject:** 15E22DB00200 and 00100

Hello,

Can someone look at these tax lots and let me know if they are one legal lot of record or two totally separate lots?

Thank you!

*Jennifer Kauppi*

Code Enforcement Specialist  
150 Beaver Creek Rd  
Oregon City, OR 97045  
503-742-4759

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May 11, 2022

Tina Horn  
16765 362<sup>nd</sup> Dr  
Sandy, OR 97055

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

**FILE: V0013222**

**SITE ADDRESS:** 59565 E Hwy 26, Sandy, OR 97055

**LEGAL DESCRIPTION:** T2S, R2E, Section 22DB, Tax Lot 00200 & 00100

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

- Multiple dwellings on site
- Accumulation of solid waste
- Multiple occupied recreational vehicles

## **VIOLATIONS & HOW TO RESOLVE**

### **Multiple Dwellings without Land Use Approval**

There are multiple dwellings on the above referenced property. Three tiny homes were placed on the property between July 2019 and March 2021. In addition, the single family residence at the front of the property was noted on the tax records that the structure has been converted to storage. No permits for the change of use of this space have been obtain and the structure is currently occupied. This constitutes a violation of Section 316.03 (A) of the Clackamas County Zoning and Development Ordinance.

In order to abate this violation you must complete one of the following **no later than June 11, 2022**:

- Obtain land use approval for the additional dwellings and submit the building, plumbing, mechanical and electrical permit applications, and pay the appropriate fee(s).
  - The permit(s) must be picked up within ten (10) days of being notified that the permit is ready.

- Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued **or**
- Remove all three tiny homes to an authorized location and obtain permits to convert the original single family residence to storage.

### **Occupied Recreational Vehicles**

Occupied recreational vehicles constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03. In order to abate the violation, you must complete one of the following **no later than June 11, 2022**:

- You must remove the recreational vehicles from your property until such time you obtain proper land use approval and permits, this use will not be allowed, **or**;
- If the recreational vehicles are operable, currently licensed and registered to the person residing on the subject property, it may remain in stored condition. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm **no later than June 11, 2022**.

### **Solid Waste**

The accumulation of solid waste causes a condition of unsightliness and is a safety and health hazard and constitutes a violation of Clackamas County Code Title 10.03.060 (A) and (B). In order to abate the violations, you must complete the following **no later than June 11, 2022**.

1. 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 Not Currently Licensed Vehicles and Miscellaneous Debris**

- 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 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 10.03.06 (C)). Please note: placing items under tarps or tarp structures does not remedy the violation.

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

**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)

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 and 8:00 a.m. to 3:00 p.m. 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)

Thank you,

*Jennifer Kauppi*  
Code Enforcement Specialist

## 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 CHAPTER 10.03 SOLID WASTE AND WASTE MANAGEMENT (the entire code can be found on the Clackamas County Website)**

### **10.03.030 Definitions**

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

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

(58). SOLID WASTE OR WASTES shall include all putrescible and non-putrescible waste, including but not limited to, garbage; compost; organic waste; yard debris; brush and branches; land-clearing debris; sewer sludge; residential, commercial and industrial building demolition or construction waste; discarded residential, commercial and industrial 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.

### **10.03.06 Solid Waste or Waste 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 tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes for purposes of keeping it out of sight from the road or surrounding properties.
  2. Placing a tarp, plastic cloth, or similar screening apparatus over or around solid waste or wastes that is stored in a utility trailer, pickup truck, semi-trailer or similar device for purposes of keeping it out of sight from the road or surrounding properties.
  3. Constructing a tire fence for any purpose.
  4. Storing waste tires except as permitted pursuant to OAR Chapter 340.
  5. Storing putrescible waste, whether it is visible or not visible from the road or adjacent properties, that is not kept in a rodent proof container with a tight-fitting lid, and not removed from the property in an authorized disposal facility within seven (7) days.
  6. Composting which causes offensive odors, or creates a health hazard, or which is capable of attracting or providing food for potential disease carriers such as birds, rodents, flies and other vectors.
  7. Storing, collecting, maintaining, or displaying any licensed or unlicensed special vehicle or equipment that is immobile, inoperable, partially dismantled or dismantled, dilapidated, or fire damaged and is visible from the road or surrounding properties.
  8. Storing, collecting, maintaining, or displaying a mobile home or trailer house, which is dilapidated or partially dismantled, or fire damaged, and is visible from the road or surrounding properties.
  9. Storing, collecting, maintaining or displaying: residential, commercial and industrial appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or



discarded material, or 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 1/4 inch.
  2. Construct a metal fence consisting of chain link or woven fabric with metal upright posts anchored a minimum of two (2) feet below ground level with metal railings and connectors. Water and insect resistive wood or plastic slats shall be inserted in the chain link or woven fabric, with a maximum separation of 3/8 inch between slats.
  3. Construct a combination fence consisting of 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. Plan a hedge consisting of evergreen plantings or other ornamental plantings a minimum of seven (7) 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 seven (7) feet in height are subject to County review pursuant to the Oregon State Uniform Building Code, and all earthen berms are subject to County review pursuant to the County's Grading and Excavation Chapter.

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



After recording return to:  
Tina B. Horn  
16765 SE 362nd Dr  
Sandy, OR 97055

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tina B. Horn  
16765 SE 362nd Dr  
Sandy, OR 97055

File No.: 7001-2619046 (LB)  
Date: March 17, 2016

*Consideration  
\$137,500.00*

*FIRST AMERICAN - 2619046-ST*

THIS SPACE RESERVED FOR RECORDER'S USE

Clackamas County Official Records  
Sherry Hall, County Clerk

**2016-080803**

11/22/2016 04:02:30 PM

D-D Cnt=1 Stn=0 CINDY  
\$16.00 \$22.00 \$15.00 \$10.00

**\$63.00**



### STATUTORY WARRANTY DEED

**Charles R. Sidebottom and Karen L. Sidebottom, also known as Kari Sidebottom, as tenants by the entirety, as to an undivided 1/2 interest.**, Grantor, conveys and warrants to **Tina B. Horn**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Clackamas, State of Oregon, described as follows:

**PARCEL I:** 26E22DB00100 00711206

**Beginning at an iron pipe set at the Northeast corner of the Northwest one-quarter of the Southeast one-quarter of Section 22, Township 2 South, Range 6 East of the Willamette Meridian, in the County of Clackamas and State of Oregon; running thence South 1°35' West along the 1/16th section line, a distance of 588.5 feet to an iron pipe; thence South 88°17' West 190 feet to an iron pipe; thence South 1°35' West 193.7 feet to an iron pipe set at the North side of the Mt. Hood Loop Highway; thence South 88°17' West along the North side of said highway, 80 feet to an iron pipe; thence North 1°35' East 782.2 feet to an iron pipe set on the 1/16th section line; thence North 88°17' East along the 1/16th section line 270 feet to the place of beginning.**

**EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded March 10, 1970 as Fee No. 70-4451.**

**PARCEL II:**

**The East two hundred fifty (250) feet of the following tract to be cut off by a line parallel with the West line of land description in Book 285 of deeds at page 163, records of Clackamas County Oregon, described as: 26E22DB00200 00711215**

**Part of the Northwest quarter of the Southeast quarter of Section 22, Township 2 South, Range 6 East of the W.M., described as: Beginning at an iron pipe set at the center of Section 22, and running thence North 87°46' East along the quarter of section line 1060.5 feet to an iron pipe which is set in the Northwest corner of that certain tract of land conveyed to E.A. Bolar and Lena M. Bolar, by deed recorded in Book 285 page 163, deed records; thence South 1°35' West 782.2 feet to an iron pipe set in the Northerly right of way line of the Mt. Hood Loop Highway; thence following the Northerly Highway right of way line South 88°16' West 1043.0 feet to an iron pipe; thence North 0°17' East to the Place of Beginning.**

**EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded January 30, 1970 as Fee No. 70-1977.**

**NOTE: These legal descriptions were created prior to January 1, 2008.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$137,500.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this 18 day of November, 2016.

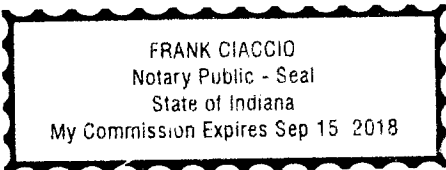
Charles R. Sidebottom  
Charles R. Sidebottom

Karen L. Sidebottom  
Karen L. Sidebottom

STATE OF INDIANA )  
County of LAKE )ss.

This instrument was acknowledged before me on this 18<sup>TH</sup> day of NOVEMBER, 2016 by **Charles R. Sidebottom and Karen L. Sidebottom.**

Frank Ciaccio  
Notary Public for STATE OF INDIANA  
My commission expires: 9/15/18



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

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That's odd. I haven't received any messages.

My number is 503-313-2557.

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, May 31, 2022, 3:25 PM, Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)> wrote:

Tina,

I tried calling you back several times and left messages. I can discuss this further with you tomorrow afternoon if you're free.

Please provide me with a good contact number

---

**From:** Tina Horn <[silverjet3@yahoo.com](mailto:silverjet3@yahoo.com)>  
**Sent:** Tuesday, May 31, 2022 12:04 PM  
**To:** Kauppi, Jennifer <[JKauppi@clackamas.us](mailto:JKauppi@clackamas.us)>  
**Subject:** Re: V0013222 - 59565 E Hwy 26, Sandy OR 97055

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

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Good day. I have to start by telling you that I'm not really very smart so I'm not sure that I understand this notice. Just as an FYI I never received the letter in the



mail. Also, I have macular telangiectasia so I misread a lot. Especially if the type is small.

Is this telling me that there has to be a permit to use a building as storage? I just simply don't understand.

I also didn't know what it meant about the trash but then I realized it's talking about the gentleman buying the other lot so I have told him he's got to clean that up. From where I am I can't see it. He's working on getting his truck running but I told him he has to do something about the other.

It's going to take a little bit for my son's friend to move his vehicles.

There is no one living in the cabin and there aren't any tiny homes here. I realize that I said his building is "like" a tiny home. But it's not a tiny home. And he will be moving into my extra room but leaving his dogs down there until he goes to Oklahoma.

As far as the two gentlemen staying in their RV's, I don't know what to do. I'm loath to put the elderly out on the street. They have no where to go. They're good hearted men hurting no one. I can't, in good conscience put them out on the streets. Have them live under an overpass or something like that. They are both, as I am, on a fixed income and cannot afford to go anywhere. None of us has any money.

(As a matter of fact I am disabled myself.)

I realize that's not your problem but it poses a huge problem for us. We're just some people trying to survive this world and minding our own business. The Covid epidemic hasn't helped any of us either. As I said earlier, I'm at a loss for what to do.

With that I thank you for your time with these issues. Please have a blessed day.

Tina Horn.



**REVISED VIOLATION NOTICE**

August 29, 2022

Tina Horn  
16765 362<sup>nd</sup> Dr  
Sandy, OR 97055

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

**FILE: V0013222**

**SITE ADDRESS:** 59565 E Hwy 26, Sandy, OR 97055

**LEGAL DESCRIPTION:** T2S, R2E, Section 22DB, Tax Lot 00200 & 00100

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

- Multiple dwellings on site
- Accumulation of solid waste
- Multiple occupied recreational vehicles

**VIOLATIONS & HOW TO RESOLVE**

**Multiple Dwellings without Land Use Approval**

There are multiple dwellings on the above referenced property. Three tiny homes were placed on the property between July 2019 and March 2021. In addition, the single family residence at the front of the property was noted on the tax records that the structure has been converted to storage. No permits for the change of use of this space have been obtain and the structure is currently occupied. This constitutes a violation of Section 316.03 (A) of the Clackamas County Zoning and Development Ordinance.

In order to abate this violation you must complete one of the following **no later than September 29, 2022:**

- Obtain land use approval for the additional dwellings and submit the building, plumbing, mechanical and electrical permit applications, and pay the appropriate fee(s).

- The permit(s) must be picked up within ten (10) days of being notified that the permit is ready.
- Please schedule all inspections so that final inspections may be obtained no later than 45 days from the date of the permit being issued **or**
- Remove all three tiny homes to an authorized location and obtain permits to convert the original single family residence to storage.

### **Occupied Recreational Vehicles**

Occupied recreational vehicles constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03. In order to abate the violation, you must complete one of the following **no later than September 29, 2022**:

- You must remove the recreational vehicles from your property until such time you obtain proper land use approval and permits, this use will not be allowed, **or**;
- If the recreational vehicles are operable, currently licensed and registered to the person residing on the subject property, it may remain in stored condition. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm **no later than September 29, 2022**.

### **Solid Waste**

The accumulation of solid waste causes a condition of unsightliness and is a safety and health hazard and constitutes a violation of Clackamas County Code Title 10.03.060 (A) and (B). In order to abate the violations, you must complete the following **no later than September 29, 2022**.

1. 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 Not Currently Licensed Vehicles and Miscellaneous Debris**

- 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 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 10.03.06 (C)). Please note: placing items under tarps or tarp structures does not remedy the violation.

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

**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)

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 and 8:00 a.m. to 3:00 p.m. 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)

Thank you,

*Jennifer Kauppi*  
Code Enforcement Specialist

## 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 CHAPTER 10.03 SOLID WASTE AND WASTE MANAGEMENT (the entire code can be found on the Clackamas County Website)**

**10.03.030 Definitions**

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

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

(58). SOLID WASTE OR WASTES shall include all putrescible and non-putrescible waste, including but not limited to, garbage; compost; organic waste; yard debris; brush and branches; land-clearing debris; sewer sludge; residential, commercial and industrial building demolition or construction waste; discarded residential, commercial and industrial 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.

**10.03.06 Solid Waste or Waste 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 tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes for purposes of keeping it out of sight from the road or surrounding properties.
  - 2. Placing a tarp, plastic cloth, or similar screening apparatus over or around solid waste or wastes that is stored in a utility trailer, pickup truck, semi-trailer or similar device for purposes of keeping it out of sight from the road or surrounding properties.
  - 3. Constructing a tire fence for any purpose.
  - 4. Storing waste tires except as permitted pursuant to OAR Chapter 340.
  - 5. Storing putrescible waste, whether it is visible or not visible from the road or adjacent properties, that is not kept in a rodent proof container with a tight-fitting lid, and not removed from the property in an authorized disposal facility within seven (7) days.
  - 6. Composting which causes offensive odors, or creates a health hazard, or which is capable of attracting or providing food for potential disease carriers such as birds, rodents, flies and other vectors.
  - 7. Storing, collecting, maintaining, or displaying any licensed or unlicensed special vehicle or equipment that is immobile, inoperable, partially dismantled or dismantled, dilapidated, or fire damaged and is visible from the road or surrounding properties.
  - 8. Storing, collecting, maintaining, or displaying a mobile home or trailer house, which is dilapidated or partially dismantled, or fire damaged, and is visible from the road or surrounding properties.
  - 9. Storing, collecting, maintaining or displaying: residential, commercial and industrial appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or



discarded material, or 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 1/4 inch.
  2. Construct a metal fence consisting of chain link or woven fabric with metal upright posts anchored a minimum of two (2) feet below ground level with metal railings and connectors. Water and insect resistive wood or plastic slats shall be inserted in the chain link or woven fabric, with a maximum separation of 3/8 inch between slats.
  3. Construct a combination fence consisting of 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. Plan a hedge consisting of evergreen plantings or other ornamental plantings a minimum of seven (7) 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 seven (7) feet in height are subject to County review pursuant to the Oregon State Uniform Building Code, and all earthen berms are subject to County review pursuant to the County's Grading and Excavation Chapter.

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

**Kauppi, Jennifer**

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**From:** Kauppi, Jennifer  
**Sent:** Monday, August 29, 2022 6:47 AM  
**To:** 'silverjet3@yahoo.com'  
**Subject:** V0013222 - 59565 E Hwy 26  
**Attachments:** 22-08-29 Revised Violation Notice.pdf; 22-04-18 Temporary for Care Application.pdf

**Importance:** High

Tina,

Hello. I have attached an updated violation notice that has been placed in the mail today. The new deadline date is September 29, 2022. I have also attached the Temporary for Care application.

Thank you

*Jennifer Kauppi*  
Code Enforcement Specialist  
Clackamas County – Transportation & Development  
Code Enforcement  
JKauppi@clackamas.us  
503-742-4759  
150 Beaver Creek Rd  
Oregon City, OR 97045  
Office hours are Monday-Thursday 8:00 am – 4:00 pm

\*\*PLEASE NOTE: Beginning Friday, August 5<sup>th</sup> our lobbies will be CLOSED on Fridays to in-person customer service. \*\*  
Staff is still available by phone from 8 am – 4 pm.

Were you happy with the service you received today?





**CLACKAMAS**  
 COUNTY  
 DEVELOPMENT SERVICES BUILDING  
 CODE ENFORCEMENT DIVISION  
 150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**RETURN SERVICE  
 REQUESTED**

**PRESORTED  
 FIRST CLASS**



**US POSTAGE** PAID BY PITNEY BOWES



ZIP 97045 **\$ 000.45<sup>5</sup>**  
 02 1W  
 0001404531 AUG 29 2022

Tina Horn  
 16765 362nd Dr  
 Sandy, OR 97055

*WTF*

MIXIE 971 DE 1260 0009/02/22

RETURN TO SENDER  
 NO SUCH NUMBER  
 UNABLE TO FORWARD

40 FRAMES 97055  
 97045 4302

BC: 97045430250 \*1579-00643-02-19

**EXHIBIT H - PAGE 8 OF 9**



**REVISED VIOLATION NOTICE**

August 29, 2022

Tina Horn  
16765 362<sup>nd</sup> Dr  
Sandy, OR 97055

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

**FILE:** V0013222

**SITE ADDRESS:** 59565 E Hwy 26, Sandy, OR 97055

**LEGAL DESCRIPTION:** T2S, R2E, Section 22DB, Tax Lot 00200 & 00100

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

- Multiple dwellings on site
- Accumulation of solid waste
- Multiple occupied recreational vehicles

**VIOLATIONS & HOW TO RESOLVE**

**Multiple Dwellings without Land Use Approval**

There are multiple dwellings on the above referenced property. Three tiny homes were placed on the property between July 2019 and March 2021. In addition, the single family residence at the front of the property was noted on the tax records that the structure has been converted to storage. No permits for the change of use of this space have been obtain and the structure is currently occupied. This constitutes a violation of Section 316.03 (A) of the Clackamas County Zoning and Development Ordinance.

In order to abate this violation you must complete one of the following **no later than September 29, 2022:**

- Obtain land use approval for the additional dwellings and submit the building, plumbing, mechanical and electrical permit applications, and pay the appropriate fee(s).











Citation No. 2200132

Case No. V0013222

# ADMINISTRATIVE CITATION

Date Issued: October 12, 2022

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

Name: Tina Horn  
Mailing Address: 16765 362<sup>nd</sup> Dr.  
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 11th day of October, 2022, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 59565 E Hwy 26, Sandy, OR 97055

Legal Description: T2S, R6E Section 22DB, Tax Lot(s) 00200

**Law(s) Violated:**

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 (A)

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

- 1) Occupied recreational vehicles without land use approval.

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

- 2) Multiple dwellings on the subject property without permits or land use approval.

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

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$800.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: October 12, 2022  
Department Initiating Enforcement Action: Code Enforcement

**PLEASE READ CAREFULLY!**

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

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

Options:

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



  
**CLACKAMAS**  
COUNTY  
DEVELOPMENT SERVICES  
CODE ENFORCEMENT DIV  
150 BEAVERCREEK ROAD |

**RETURN SERVICE  
REQUESTED**

POSTED  
CLASS

971 CE 1268 6118/19/22  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 97045430250 \*1579-10187-19-25

  
**US POSTAGE** PAID BY PITNEY BOWES  
  
ZIP 97045 \$ 000.45<sup>5</sup>  
02 1W  
0001404531 OCT 12 2022

Tina Horn  
16765 362nd Dr.  
Sandy, OR 97055

.. 9400921579292250

UTF

40 IRAMNSB 97055



EXHIBIT J \_ PAGE 3 OF 4



Citation No. 2200132

Case No. V0013222

# ADMINISTRATIVE CITATION

Date Issued: October 12, 2022

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

Name: Tina Horn  
Mailing Address: 16765 362<sup>nd</sup> Dr.  
City, State, Zip: Sandy, OR 97055

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Legal Description: T2S, R6E Section 22DB, Tax Lot(s) 00200

**Law(s) Violated:**

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 (A)

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

- 1) Occupied recreational vehicles without land use approval.

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

- 2) Multiple dwellings on the subject property without permits or land use approval.

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

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$800.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

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

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

Date: October 12, 2022  
Department Initiating Enforcement Action: Code Enforcement

















Citation No. 2200132-1

Case No. V0013222

# ADMINISTRATIVE CITATION

Date Issued: April 19, 2023

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

Name: Tina Horn  
Mailing Address: 16765 362<sup>nd</sup> Drive  
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 5th day of April, 2023, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): No Situs

Legal Description: T2S, R6E Section 22DB, Tax Lot(s) 00100

**Law(s) Violated:**

Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 (A)

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

- 1) Failure to obtain approved permits and approved final inspections for the placement of an accessory structure on the subject property without a primary use.

Maximum Civil Penalty \$2,500.00

Fine \$400.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$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

Date: April 19, 2023

Telephone No.: 503-742-4759

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: \_\_\_\_\_