



NOTICE OF HEARING

February 26, 2026

Michael James Doyle Trustee
16528 SE Gordon St.
Milwaukie, OR 97267

Belinda Kae Doyle
16528 SE Gordon St.
Milwaukie, OR 97267

The Michael & Belinda Doyle Trust
16528 SE Gordon St.
Milwaukie, OR 97267

Patricia Doyle
16528 SE Gordon St.
Milwaukie, OR 97267

RE: County of Clackamas v. Michael James Doyle Trustee, The Michael & Belinda Doyle Trust, Belinda Kae Doyle & Patricia Doyle

File: V0024525

Hearing Date: March 26, 2026

Time: This item will not begin before 10:00 AM, 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 Kimberly Benthin, Code Compliance Specialist for Clackamas County at (503) 742-4457, 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 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 evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that 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 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 a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

**Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007**

5. Right to Recess. If, during the course of the hearing, the 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 proceedings 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 Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been emailed to bigcoolcat6@gmail.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

If you would like to present evidence at the Hearing please email Kimberly Benthin at KimBen@clackamas.us or mail your evidence to Kimberly Benthin at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will process 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 Kimberly Benthin at 503-742-4457 **within 3 calendar days of receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **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 971-930-6134 for assistance.

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/86897546065?pwd=n7b0KdldEqhgD09lufFckHovo9XIR.1>

Passcode:638499

Phone one-tap:

+17193594580,,86897546065# US

+12532050468,,86897546065# US

Join via audio:

+1 719 359 4580 US

+1 312 626 6799 US (Chicago)

+1 253 205 0468 US

+1 360 209 5623 US

+1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

+1 346 248 7799 US (Houston)

+1 507 473 4847 US

+1 408 638 0968 US (San Jose)

+1 564 217 2000 US

+1 669 444 9171 US

+1 646 876 9923 US (New York)

+1 669 900 6833 US (San Jose)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 689 278 1000 US

+1 305 224 1968 US

+1 309 205 3325 US

Webinar ID: 868 9754 6065

International numbers available: <https://clackamascounty.zoom.us/j/86897546065>

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

¡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

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

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

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

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination

BEFORE THE COMPLIANCE HEARINGS OFFICER
For
COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

MICHAEL JAMES DOYLE, TRUSTEE of
THE PATRICIA DOYLE SPECIAL NEEDS
TRUST, and

PATRICIA DOYLE and

MICHAEL JAMES DOYLE and BELINDA
KAE DOYLE, TRUSTEES of the MIKE and
BELINDA DOYLE TRUST

Respondents.

File No: V0024525

COMPLAINT AND REQUEST FOR HEARING

I, Kimberly Benthin, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 16528 SE Gordon St. Milwaukie, OR 97267.

2.

The Respondents own and occupy the address or location of the violation(s) of law alleged in this Complaint 16528 SE Gordon St. Milwaukie, OR 97267, also known as T2S, R2E, Section 07CD, Tax Lot 06702, and is located in Clackamas County, Oregon. The property is zoned Urban Low Density Residential R8.5 Section 315 and is the location of violations asserted by the County.

3.

On or about the 15th day of July 2025 and on or about the 27th day of August 2025, the Respondents violated the following laws, in the following ways:

Respondents violated Chapter 10.03.060(A)(B) of the Clackamas County Solid Waste and Wastes Management Code by storing on site items of waste including but not limited to the motorhome and red totes.

This violation is a Priority 4 violation pursuant to the Clackamas County Violation Priorities.

Respondents violated Title 12 and 13 of the Clackamas County Code Zoning and Development Ordinance Section 315 by occupying a recreational vehicle on the subject property without authorization.

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 violation was given to Respondents in the following manner: Violation notice dated July 15, 2025, and Administrative Citation #2500245-1. A copy of the notice documents is attached to this Complaint as Exhibits E and G respectively and

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 the Clackamas County Solid Waste and Wastes Management Code Chapter 10.03.060(A)(B), Priority 4 violation being \$250.00 to \$1,000.00 per occurrence; Said range for the Title 12 and 13 of Clackamas County Code Zoning and Development Ordinance, Section 315 Priority 2 violation being \$ 750.00 to \$ 2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;

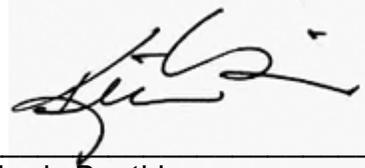
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and

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:

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

DATED THIS 24th day of February 2026.

A handwritten signature in black ink, appearing to read 'Kimberly Benthin', is written over a light gray rectangular background.

Kimberly Benthin
Code Enforcement Specialist
For Clackamas County

COUNTY OF CLACKAMAS,

Petitioner,

File No.: V0024525

v.

MICHAEL JAMES DOYLE, TRUSTEE of
THE PATRICIA DOYLE SPECIAL NEEDS
TRUST, and

PATRICIA DOYLE, and

MICHAEL JAMES DOYLE and BELINDA
KAE DOYLE, TRUSTEES of the MIKE
and BELINDA DOYLE TRUST

Respondents.

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|--------------------------------|---|
| June 20, 2025 | Clackamas County received a complaint about an occupied recreational vehicle and the accumulation of solid waste. |
| June 23, 2025
Exhibit: A, B | Correspondence mailed to the Respondents notifying them of the complaint and requesting they contact Code Enforcement Specialist (CES) Kimberly Benthin. |
| July 3, 2025 | Respondent Mike Doyle left a voice mail message for CES Benthin stating he had received the June 23 rd correspondence. CES Benthin returned call and left message. |
| July 7, 2025
Exhibit: C | Respondent Mike Doyle sent email to CES Benthin to schedule a phone call. |
| July 9, 2025 | CES Benthin spoke with Respondent Mike Doyle. Respondent Doyle explained he had read the code over the weekend. He believed the reference was to hazardous waste and confirmed they have garbage service and all items are appropriately addressed. The individual that resides in the motor home is government licensed and receives pay to care for the Respondents sister. Respondent Doyle explained the caretaker sleeps and recreates in the motor home. Cooking, laundry, and restroom use for the occupant occurs in the dwelling. CES Benthin discussed land use authorizations available. |

July 10, 2026 Exhibit: D	CES Benthin performed a site inspection and found a miscellaneous items including totes and an occupied recreational vehicle on the subject property.
July 15, 2025 Exhibit: E	A Notice of Violation was mailed to the Respondents outlining the occupied motor home and accumulation of waste on the subject property and providing a deadline of August 15, 2025 to remedy the violations. The correspondence was mailed via first class mail and was not returned.
August 27, 2025 Exhibit F	CES Benthin performed a site inspection. The motor home and the items remain on site.
September 3, 2025 Exhibit: G	Citation # 2500245-1 issued for a priority 2 violation for the occupied motor home for \$411.00, and a priority 4 violation of the Solid Waste and Wastes Management Code for \$205.00. The citation was sent via first class mail. The first-class mail was not returned. This citation has not been paid.
October 15, 2025 Exhibit: H	CES Benthin performed a site inspection. The motor home and the accumulation of waste items remain on site.
January 27, 2026 Exhibit: I	Respondent Mike Doyle sent correspondence requesting a hearing.
February 24, 2026	The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County’s position that a violation of an unauthorized occupied recreational vehicle and an accumulation of solid waste exists on the subject property, the County requests a Final Order be issued with the following recommendations:

- Payment of Citation No. 2500245-1 for \$411.00 for the priority 2 violation of the Zoning and Development Ordinance violation, and \$205.00 for the priority 4 violation of the Solid Waste and Wastes Management Code.
- Assessment of a civil penalty between \$750.00 and \$2,500.00 for the priority 2 Zoning and Development Ordinance violation.
- Assessment of a civil penalty between \$250.00 and \$1,000.00 for the priority 4 Solid Waste and Wastes Management Code.
- Assessment of an administrative compliance fee calculated at the rate of \$100.00 per month starting July 2025 through date of abatement or date of final order subtotaling \$700.00 as of the date of this document.

- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondent from violating these laws in the future.
- If the Compliance Hearings Officer imposes penalties, fines and fees. The County would also ask the Hearings Officer to order reimbursement for any expense the County incurs in collection of those monies, per Clackamas County Code Chapter 2.07.090(6).

Should mitigating factors be presented in the hearing, which the Hearings Officer determines warrants a Continuing Order, the County would request:

- The subject property be compliant with the Solid Waste and Wastes Management Code, not later than 30 days of the Continuing Order. And;
- A technically complete land use application be submitted for authorization for the occupied motor home be made not later than 30 days of the Continuing Order.
 - If the application is deemed incomplete the Respondents must submit the requested information within 15 days of the request.
 - If the authorization is granted, the conditions of approval must be completed within 45 days of the date of approval.

Or:

- Remove the motor home from the subject property; **Or** it may remain in an unoccupied stored state if it is operable and currently licensed to someone living on the property. Schedule an inspection with CES Benthin to confirm.

And:

- The County will submit a timely Post Hearing Status Report. The report may include fines and fees as recommended above. The report will be sent to the Compliance Hearings Officer and to the Respondent.

After Recording Return to:
Fitzwater Law
6400 SE Lake Rd Ste 440
Portland, OR 97222

Grantors:
MICHAEL JAMES DOYLE and
BELINDA KAE DOYLE, TRUSTEE
16528 SE Gordon St.
Milwaukie, OR 97267

Grantee/Send Tax Statements to:
MICHAEL J. DOYLE, TRUSTEE
16528 SE Gordon St.
Milwaukie, OR 97267

WARRANTY DEED - STATUTORY FORM

MICHAEL JAMES DOYLE and BELINDA KAE DOYLE, Trustees of the MIKE AND BELINDA DOYLE TRUST dated January 11, 2011, GRANTORS, convey and warrant a one-half (½) interest to MICHAEL J. DOYLE, Trustee, or the successor(s) in trust, under THE PATRICIA DOYLE SPECIAL NEEDS TRUST dated October 25, 2011, GRANTEE, the following described real property, free of encumbrances except as specifically set forth herein, situated in Clackamas County, Oregon:

Lot 1, according to the duly filed plat of EAGLE GLEN, filed as Map No. 2172, Records of the County of Clackamas and State of Oregon.

More commonly known as 16528 SE Gordon St., Milwaukie, OR 97267.

Subject to encumbrances of record.

The true and actual consideration for this conveyance is \$0.00, as it is for estate planning purposes.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22 day of February, 2023.



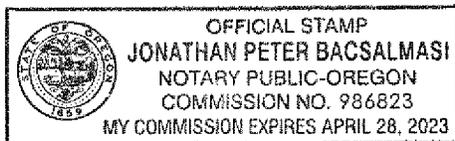
MICHAEL JAMES DOYLE, Trustee of the MIKE AND BELINDA DOYLE TRUST dated 1/11/2011, GRANTOR



BELINDA KAE DOYLE, Trustee of the MIKE AND BELINDA DOYLE TRUST dated 1/11/2011, GRANTOR

STATE OF OREGON
County of Clackamas

The foregoing instrument was acknowledged before me this 22 day of February, 2023, by MICHAEL JAMES DOYLE, Trustee of the MIKE AND BELINDA DOYLE TRUST dated 1/1/2011, GRANTOR.



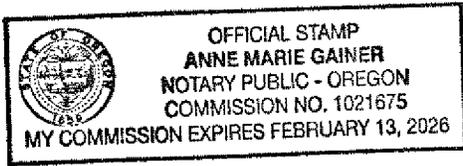

Notary Public for Oregon

[See attached notarial certificate]

PAGE 2 - WARRANTY DEED

STATE OF OREGON
County of Clackamas

The foregoing instrument was acknowledged before me this 8 day of
March, 2023, by BELINDA KAE DOYLE, Trustee of the MIKE AND BELINDA
DOYLE TRUST dated 1/1/2011, GRANTOR.



Anne Marie Gainer
Notary Public for Oregon



June 23, 2025

Michael James Doyle & Belinda Kae
Doyle Trustees
16528 SE Gordon St.
Milwaukie, OR 97267

The Mike & Belinda Doyle Trust
16528 SE Gordon St.
Milwaukie, OR 97267

Patricia Doyle
16528 SE Gordon St.
Milwaukie, OR 97267

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 315 and the Solid Waste Code, Title 10.03.060
of the Clackamas County Code**

Site Address: 16528 SE Gordon St. Milwaukie, OR 97267
Legal Description: T2S, R2E, Section 7CD, Tax Lot 6702

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

Additionally, there may be an accumulation of solid waste on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 315 and the Solid Waste Code, Title 10-03-060 of the Clackamas County Code.

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

E-mail address is KimBen@clackamas.us
Telephone number is 503-742-4457.

Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.

Department of Transportation and Development

Nondiscrimination Policy:

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¡LE DAMOS LA BIENVENIDA! Spanish

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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.

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。

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.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination.

Benthin, Kim

From: Mike Doyle <bigcoolcat6@gmail.com>
Sent: Wednesday, July 9, 2025 11:15 AM
To: Benthin, Kim
Subject: Re: Request for phone appointment

 **This message needs your attention**

- This is a personal email address.

Report this Email or Mark as Safe

Powered by Mimecast

Yes, that time works for me. I will ensure my phone is charged. Thanks for the response
Mike

On Wed, Jul 9, 2025 at 10:37 AM Benthin, Kim <KimBen@clackamas.us> wrote:

Is 12:30 pm convenient for you today for a call?

Kimberly Benthin

503-742-4457

Clackamas County

From: Mike Doyle <bigcoolcat6@gmail.com>
Sent: Monday, July 7, 2025 2:04 AM
To: Benthin, Kim <KimBen@clackamas.us>
Subject: Request for phone appointment

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

Kimberly;

I called and left vmail for you last Thursday, regarding my receipt of your letter dated 6-23-25 as owner of 16528 SE Gordon Street.

I request you pick a best time for you and I to chat about the contents of said letter. I am retired so any time can work; preferably between 11AM and 6PM. Let me know by email, to avoid any phone tags.

Also, I invite you to visit the address, unscheduled, to actually see, or rather smell what is happening here.

Looking forward to hearing back from you.

Sincerely,

Mike Doyle

503-803-4449







July 15, 2025

Violation File No. V0024525

Michael James Doyle and Belinda Kae Doyle,
Trustees of the Mike and Belinda Doyle Trust
16528 SE Gordon St.
Milwaukie, OR 97267

Patricia Doyle
16528 SE Gordon St
Milwaukie, OR 97267

Michael J. Doyle, Trustee
16528 SE Gordon St
Milwaukie, OR 97267

Subject: Violations of Clackamas County Building Code Chapter 9.02, Zoning and Development Ordinance Section 315, and OAR 340-071-0130(2) and the Solid Waste and Wastes Management Code Chapter 10.03.

Site Address: 16528 SE Gordon St., Milwaukie, OR 97267
Legal Description: T2S, R2E, Section 07CD, Tax Lot 06702

This letter is in follow up to a telephone conversation with Mike Doyle held on July 9th regarding a complaint that Clackamas County Code Enforcement received regarding an occupied recreational vehicle and an accumulation of solid waste, on the above referenced property. Recently a site inspection occurred of the subject property, and it was found that the occupied motorhome is also not currently licensed and there is an accumulation of waste. (See enclosed photos)

The subject property is located in an Urban Low Density Residential Section 315, R-8.5 zone classification. The Recreational Vehicle being maintained as a dwelling on the property requires authorization from the Clackamas County Planning and Zoning Division. There is no authorization for this use on record. Unauthorized occupied recreational vehicles constitutes a priority 2 violation of Clackamas County Zoning and Development Ordinance.

It is requested that you abate the violations of the Clackamas County Zoning and Development Ordinance, by utilizing **one** of the following options **no later than August 15, 2025**.

1. Discontinue the use. If the recreational vehicle is operable, currently licensed and registered to persons currently residing on the subject property, it may remain in a stored, unoccupied condition. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm.

2. Move the occupied recreational vehicle to an approved parcel; or
3. Obtain land use approval. We have identified Temporary Dwelling for Care (Section 1203.04) as a possible land use option. However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.
 - a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
 - b. If you obtain land use approval, you must implement all conditions of approval before staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.

If you choose to seek authorization for the Recreational Vehicle to be a second dwelling the requirements for this option are enclosed. It is likely you will need an electrical permit and a plumbing permit for water and sewage disposal. It is recommended that you check with your sewer service and water service provider for options and costs. Until such time as the waste flow from the recreational vehicle is emptying into an approved system it is in violation of OAR 340-071-0130.

The accumulation of solid waste, including but not limited to the red totes and bags of items along the garage door, causes a condition of unsightliness and may be a safety and health hazard, therefore, as observed is a priority 3 violation of the Clackamas County Code, Chapter 10.03 Solid Waste and Wastes Management. Your cooperation is solicited to store out of sight all articles of solid waste that you wish to keep and to remove the remainder to an authorized disposal facility. Covering solid waste with a tarp does not remove the items from violation.

Please abate vehicle violations of the Solid Waste and Wastes Management Code, by utilizing the following options for all inoperable and/or not currently licensed vehicles that includes motorcycles, boats and/or boat trailers, and/or motor-homes, travel trailers, recreational vehicles etc., **no later than August 15, 2025:**

1. Remove the inoperable and/or not currently licensed vehicles from the subject property, and/or,
2. Render the inoperable and/or not currently licensed vehicles, operable and licensed. (Please note that vehicles stored on site that are not licensed to persons currently residing on the subject property may be a separate violation of the Zoning and Development Ordinance), and/or,
3. Place the inoperable and/or not currently licensed vehicles inside a structure permitted for such use, and/or,
4. Screen no more than two vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Chapter 10.03.060 (C) excerpt enclosed).
5. If you decide to seek land use authorization for the occupation of the motor home and plan for it to remain – you may not have to get current tags. However, you may need to update the title from the prior owner's name to the current owner's name. Please check with The Planning and Zoning Division regarding the requirements.

Please abate the violation of the remaining solid waste on the subject property that is not a vehicle by completing one or a combination of the following no later than :

1. Remove all putrescible waste, solid waste including but not limited to automotive parts, tires and miscellaneous debris to an authorized disposal facility and/or,
2. Place the non-putrescible items that you wish to keep, screened from view either with a code compliant screen or within a code compliant structure for such use.

It is important to note that all putrescible waste must be stored in a rodent-proof container with a tight-fitting lid and removed to an authorized disposal facility a minimum of once every seven (7) days.

If you have any questions concerning land use permit requirements, please contact the Planning and Zoning Division at 503-742-4500 or by email at ZoningInfo@clackamas.us. You may also visit the County's offices at 150 Beaver Creek Road, Development Services Building, Oregon City. The lobby hours are open between the hours of 8 a.m. to 4 p.m., Monday – Thursday. The building is closed to the public on Fridays; however, our services are available online, by phone or by email. It is recommended that you check the Clackamas County webpage for hours of operation before visiting.

If you have any questions please feel free to contact me. My telephone number is 503-742-4457 and email kimben@co.clackamas.or.us.



Kimberly Benthin
Code Enforcement Section

Enclosures

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 \$100 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, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
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 to 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. **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.
6. **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.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

Clackamas County Code Chapter 10.03 Solid Waste and Wastes Management

(The code in its entirety can be found on the Clackamas County website)

Excerpts:

10.03.060 Solid Waste or Wastes Accumulation Prohibited

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

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

1. Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes for purposes of keeping it out of sight from the road or surrounding properties.
2. Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes that is stored in a utility trailer, pickup truck, semi-trailer or similar device for purposes of keeping it out of sight from the road or surrounding properties.
3. Constructing a tire fence for any purpose.
4. Storing waste tires except as permitted pursuant to OAR Chapter 340.
5. Storing putrescible waste, whether it is visible or not visible from the road or adjacent properties, that is not kept in a rodent proof container with a tight fitting lid, and not removed from the property to an authorized disposal facility within seven (7) days.
6. Composting which causes offensive odors, or creates a health hazard, or which is capable of attracting or providing food for potential disease carriers such as birds, rodents, flies and other vectors.
7. Storing, collecting, maintaining, or displaying any licensed or unlicensed special vehicle or equipment that is immobile, inoperable, partially dismantled or dismantled, dilapidated, or fire damaged and is visible from the road or surrounding properties.
8. Storing, collecting, maintaining, or displaying a mobile home or trailer house, which is dilapidated or partially dismantled, or fire damaged, and is visible from the road or surrounding properties.
9. Storing, collecting, maintaining or displaying: residential, commercial and industrial appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or wastes, that is visible from the road or surrounding properties.
10. Storing, collecting, maintaining or displaying any antique, classic, race car or collectible vehicle that is inoperable and is visible from the road or surrounding properties.
11. Storing any inoperable vehicle or vehicles unless said vehicle or vehicles are housed within a permitted structure or development, except up to two vehicles per premise may be stored behind a sight-obscuring screen, in accordance with 10.03.060 C, and shall not be visible from the road or surrounding properties. For purposes of this Subsection 11, two or more contiguous tax lots that are under common ownership shall be considered one premises.
12. When commercial, industrial, multi-family or residential developments that use a compactor or compactors for on-site waste management, do not keep the areas around the compactor free of solid waste and debris, and washed down on a regular basis.

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

1. Construct a wood fence unpainted or painted with neutral or earth tone colors of which the upright posts shall consist of a decay resistive material a minimum of four (4) inches in diameter and anchored a minimum of two (2) feet below ground level. There shall be a maximum post separation of eight (8) feet. The railings shall be a minimum of 2-inch by 4-

inch lumber with the 4-inch side attached vertically to the posts. The attached vertical or horizontal fence boards shall be set with a maximum separation of 1/4 inch.

2. Construct a metal fence consisting of chain link or woven fabric with metal upright posts anchored a minimum of two (2) feet below ground level with metal railings and connectors. Water and insect resistive wood or plastic slats shall be inserted in the chain link or woven fabric, with a maximum separation of 3/8 inch between slats.
3. Construct a combination fence consisting of metal sheeting attached to wood framing as defined in Section C 1 above, or durable metal framing, which is painted a neutral or earth tone color.
4. Construct a wall consisting of solid material, built of concrete, masonry, brick, stone or other similar materials or combinations thereof.
5. Construct an earthen berm consisting of dirt, soil, sand, clay or any combination thereof and shall be planted with grass and/or ornamental plantings and shall be maintained at all times.
6. Plant a hedge consisting of evergreen plantings or other ornamental plantings a minimum of six (6) feet in height, planted not more than two (2) feet on center and which is maintained at all times.

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

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

10.03.030 Definitions

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

...

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

...

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



FAQs

FREQUENTLY ASKED
QUESTIONS

Expanding Housing Options in Unincorporated Clackamas County: Using an RV as a Second Dwelling

Effective **September 3, 2024**, the use of a **recreational vehicle (RV)** as a second dwelling is allowed on some residential properties.

Why did the county change the rules to allow RVs to be used as second dwellings?

The Oregon Legislature passed a law in 2023, Senate Bill (SB) 1013, that gave counties the option of allowing RVs as second dwellings on certain properties. In light of the pressing need for additional housing, the Clackamas County Board of Commissioners chose to take advantage of this opportunity.

Did the county change my zoning?

No. The new regulations did not change anyone's zoning designation; they simply added another housing option in certain existing zones.

What is the definition of an RV?

An RV is a titled vehicle, with or without motive power, that is designed for human occupancy, has a total floor area of 400 square feet or less when it is set up, and has not been rendered structurally immobile. RVs include, but are not limited to, park trailers, travel trailers, pick-up campers, motor homes, fifth wheel trailers, and camping and tent trailers.



Where can RVs be permitted as a second dwelling?

Only in certain residential zones in unincorporated Clackamas County (outside city limits):

Urban low density residential zones:

R-5 through R-30, VR-4/5, and VR-5/7

Other single-family residential zones **unless** the property is in an urban reserve or within the urban growth boundaries of Barlow, Canby, Estacada, Molalla or Sandy:

RA-1, RA-2, RRFF-5, FF-10, RR, FU-10, HR, and MRR



Can the RV be parked on the street?

No. The RV must be on private property, with permitted water, wastewater, and electrical connections. Living in an RV parked in the right-of-way is still **not allowed** in the county.



How do I check my zoning to see if my property would qualify?

Go to cmap.clackamas.us, search by your address, then click on the Zoning & Development tab. For help, call Planning and Zoning at (503) 742-4500 or email zoninginfo@clackamas.us.

What are the requirements for using RVs as second dwellings in these areas?

The property:

- Must contain a single-family dwelling that is occupied as the property owner's primary residence. No portion of the single-family dwelling can be rented for residential tenancy.
- Cannot have any other dwelling units or a guest house.

The RV:

- Cannot be used as a short-term rental.
- Cannot be located in 100-year floodplain and floodway areas.
- Must comply with the same setbacks that apply to the primary dwelling.
- Must be at least 10 feet and no more than 100 feet from the primary dwelling.
- Must have a working toilet and sink.
- Must be connected to an onsite wastewater system or public sewer; public water service or well; and electricity. **Permits must be obtained for these connections.**

The property owner:

- Must provide a rental agreement between the property owner(s) and the resident(s) of the RV.
- Must receive land use approval before moving an RV onto the property for use as a dwelling.

You can find the specific requirements in **Section 847** the county's [Zoning & Development Ordinance \(ZDO\)](#).

How do I get approval to use an RV as a second dwelling?

1. **Understand the rules:** Does your zoning district allow for RVs to be used as second dwellings? Can you meet the requirements in ZDO Section 847? Contact Planning and Zoning at 503-742-4500 or zoninginfo@clackamas.us to find out whether any overlays, protected areas, or other special circumstances will affect your ability to use an RV as a second dwelling.
2. **Apply for land use approval:** Complete the [Recreational Vehicle as a Second Dwelling application form](#). Submit the application and payment to Planning and Zoning in person at the Development Services Building or by email at zoninginfo@clackamas.us. It may take up to 6 weeks for staff to issue a decision once an application is deemed complete.
3. **Get permits:** After you receive land use approval, you must obtain permits for connecting the RV to electricity, potable water, and either public sewer or an on-site wastewater system. You may also need a permitted stormwater drainage connection.

How much will the permit(s) cost?

The land use application fee is **\$480**. Permit costs for utility connections are determined by whichever department or agency issues the permits. Please contact your provider for actual costs specific to your property:

Sewage disposal: Contact your sewer service provider, or the County's Septic and Onsite Wastewater Program (503-742-4740; septicinfo@clackamas.us).

Water: Contact your water service provider, or the State Water Resources Dept, if on a well (503-986-0900).

System Development Charges (SDCs) for impacts to the transportation system and/or parks: Transportation Engineering (503-742-4691; engineering@clackamas.us).

For more information, visit the Planning and Zoning project web page:

[ADUs and RVs as options for secondary dwellings | Clackamas County](#)





Citation No. 2500245-1

Case No. V0024525

ADMINISTRATIVE CITATION

Date Issued: September 3, 2025

Name and Address of Person(s) Cited:

Name: Michael J. Doyle, Trustee
Name: Patricia Doyle
Mailing Address: 16528 SE Gordon St
City, State, Zip: Milwaukie, OR 97267

Date Violation(s) Confirmed: On the 27th day of August, 2025 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): 16528 SE Gordon St., Milwaukie, OR 97267

Legal Description: T2S, R2E Section 07CD, Tax Lot 06702

Law(s) Violated:

- Chapter 7.03 of Clackamas County Code, Road Use, Section
- Chapter 9.01 of CCC Uniform Code for the Abatement of Dangerous Buildings, Section
- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040
- Chapter 9.03 of CCC Excavation and Grading, Section
- Chapter 10.03 of CCC Solid Waste and Wastes Management, Section 10.03.060(A)(B)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section
- Other law: _____

Description of the violation(s):

- 1) The occupied motorhome remains on site without land use authorization.

Maximum Civil Penalty \$2,500.00

Fine \$411.00

- 2) The motorhome is not currently licensed and the accumulation of miscellaneous items including but not limited to the red totes remains a violation of the Solid Waste and Wastes Management Code.

Maximum Civil Penalty \$1,000.00

Fine \$205.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$616.00. 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 \$100.00 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: Kimberly Benthin
Telephone No.: 503-742-4457

Date: September 3, 2025
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. If you fail to exercise one of the following 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 including the administrative compliance fees that have accrued. 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.

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 number and Case number; 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. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. 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: _____

Case No. V0024525



January 20, 2026

Code Enforcement

150 Beaver Creek Rd.

Oregon City, OR 97045

RE: Violation No. V0024525

Folks,

I request a formal hearing regarding my liability on this issue, and the resulting fine I have received.

Thank you,

A handwritten signature in black ink that reads "Mike Doyle". The signature is written in a cursive style with a large, stylized "M" and "D".

Mike Doyle

16528 SE Gordon St.

Milwaukie, OR 97267

503 - 803 - 4449



Mr. Mike Doyle
16528 SE Gordon St
Portland, OR 97267

PORTLAND OR RPDC 972

21 JAN 2026 PM 5 L



CODE ENFORCEMENT
150 BEAVERCREEK RD.

OREGON CITY, OR 97045

97045-430250

