

To request translation or disability-related accommodations, please contact us at DTDcompliance@clackamas.us | 503-742-4400.

Si quiere solicitar servicios de traducción o adaptaciones para la discapacidad, contáctenos en/al DTDcompliance@clackamas.us | 503-742-4400.

Чтобы запросить перевод или приспособления, связанные с инвалидностью, пожалуйста, свяжитесь с нами по:

DTDcompliance@clackamas.us | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:

DTDcompliance@clackamas.us | 503-742-4400.

如需翻译服务或残障相关的协助，请与我们联系：

DTDcompliance@clackamas.us | 503-742-4400。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua DTDcompliance@clackamas.us | 503-742-4400.



Clackamas County
www.clackamas.us



NOTICE OF HEARING

June 8, 2026

Stephen A Garfield
Lisa Garfield Trustee
8624 N Wright St.
Camas, WA 98607

The Lisa Garfield Revocable Living Trust
8624 N Wright St.
Camas, WA 98607

RE: County of Clackamas v. Stephen A Garfield, Lisa Garfield Trustee
& The Lisa Garfield Revocable Living Trust

File: V0031425

Hearing Date: July 9, 2026

Time: This item will not begin before 10:30 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 lisamgarfield@icloud.com. A copy of the link is provided below. Once you have joined the meeting, you will be prompted to join as panelist. Please click **JOIN AS 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/83202367479?pwd=m5DubjxZjRlHqWlbJB1TjXlaoNaVl.1>

Passcode: 567565

Phone one-tap:

+12532050468,,83202367479# US +12532158782,,83202367479# US (Tacoma)

Join via audio:

+1 253 205 0468 US

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 360 209 5623 US

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

+1 507 473 4847 US

+1 669 444 9171 US

+1 564 217 2000 US

+1 669 900 6833 US (San Jose)

+1 646 876 9923 US (New York)

+1 719 359 4580 US

+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: 832 0236 7479

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

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.

LISA GARFIELD, TRUSTEE of the LISA
GARFIELD REVOCABLE LIVING TRUST,

and

STEPHEN A GARFIELD

Respondents.

File No: V0031425

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondents mailing address is: 8624 N. Wright St., Camas, WA 98607.

2.

The Respondents own the address or location of the violation(s) of law alleged in
this Complaint 70101 E Rhododendron Ln, Rhododendron, OR 97049, also known as
T3S, R7E, Section 04AA, Tax Lot 00300, and is located in Clackamas County, Oregon.
The property is zoned Residential Recreational (RR) Section 316 and is the location of
violation asserted by the County.

3.

On or about the 4th day of February 2026, and on or about the 15th day of April 2026, the Respondents violated the following laws, in the following ways:

Respondents violated the Clackamas County Code Chapter 9.02, Application and Enforcement of the Clackamas County Building Code, Section 9.02.040(A, E) by allowing an unpermitted cargo container to remain on the subject property.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondents in the following manner: Violation notice dated February 4, 2026, and Administrative Citation #2500314 on April 21, 2026. A copy of the notice documents is attached to this Complaint as Exhibits F and I respectively and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set on 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 Title 9 Priority 1 violation being \$1,000.00 to \$3,500.00 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 2nd day of June 2026.



Kimberly Benthin
Code Enforcement Specialist
For Clackamas County

COUNTY OF CLACKAMAS,

Petitioner,

v.

LISA GARFIELD, TRUSTEE of the LISA
GARFIELD REVOCABLE LIVING TRUST,

and

STEPHEN A GARFIELD

Respondents.

File No.: V0031425

STATEMENT OF PROOF

History of Events and Exhibits:

August 14, 2025 Exhibit A	Clackamas County received a complaint of an accumulation of waste and a fire damaged home on the subject property. Prior to the abatement of the violations the Respondents purchased the property.
August 19, 2025 Exhibit B	Code Enforcement Specialist (CES) Jennifer Kauppi sent an email to the Respondents.
August 23, 2025 Exhibit C	Respondent Lisa Garfield replied to CES Kauppi's email, stating she was in the process of cleaning up the property and removing the shipping containers.
August 28, 2025 Exhibit D	CES Shane Potter performed a site inspection. The property was in violation of the Solid Waste and Wastes Management Code and the Building Code.
February 2, 2026 Exhibit E	CES Jennifer Kauppi performed an inspection. The violation of the Solid Waste Code was resolved. The violation of the unpermitted cargo container remained.
February 4, 2026 Exhibit: F	A Notice of Violation was mailed to the Respondents providing a deadline of March 4, 2026, to abate the violation of the unpermitted cargo container. The Notice of Violation was mailed via first class mail.
February 4, 2026 Exhibit G	CES Benthin sent an email to the Respondent Lisa Garfield with the violation notice attached.

April 15, 2026 Exhibit: H	CES Benthin performed a site inspection of the property. The unpermitted cargo container remained on site.
April 21, 2026 Exhibit: I	Citation #2500314-1 issued for the priority 1 building code violation of the unpermitted cargo container for \$514.00. The citation was sent by first class mail. The first-class mail was not returned. This citation has not been paid.
May 21, 2026 Exhibit: J	CES Benthin performed a site inspection of the property. The unpermitted cargo container remained on site.
June 2, 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 a Building Code violation exists on the subject property, the County requests a Final Order be issued with the following recommendations:

- Payment of Citation No. 2500314 for \$514.00 for the Priority 1 Building Code violation.
- Assessment of a civil penalty between \$1,000.00 and \$3,500.00 for Priority 1 Building Code violation for April 21, 2026.
- Assessment of an administrative compliance fee calculated at the rate of \$100.00 per month starting August 2025 through date of abatement or date of final order. As of June 2026, it subtotals \$1,100.00.
- 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 Respondents 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 expenses 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:

Within 30 days of the Continuing Order one of the following:

- Submit, or have your professional submit, building permit application, appropriate fees(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws to permit the cargo container:
 - Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes to prevent delay of the issuance of permits.

- Please schedule all inspections so that final inspections may be obtained not later than 45 days after the date of receipt of your approved permit(s).

Or:

- Remove the Cargo Container.
- 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.

File No.: 25-165259

D-D Cnt=1 Stn=112 LISA
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

Grantor
Property Max, LLC 8599 Haven Ave, Suite 303 Rancho Cucamonga, CA 91730
Grantee
Lisa Garfield Revocable Living Trust and Stephen A. Garfield 8624 N. Wright St. Camas, WA 98607
After recording return to
Lisa Garfield Revocable Living Trust and Stephen A. Garfield 8624 N. Wright St. Camas, WA 98607
Until requested, all tax statements shall be sent to
Lisa Garfield Revocable Living Trust and Stephen A. Garfield 8624 N. Wright St. Camas, WA 98607 Tax Acct No(s): 37E04AA00300, 00968572

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Property Max, LLC, an Washington Limited Liability Company that acquired title as Property Max, LLC . Grantor(s) convey and warrant to Lisa Garfield Revocable Living Trust, as to an undivided 50% interest and Stephen A. Garfield, as to the remaining 50% interest, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$87,750.00**. (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.

* Lisa Garfield, Trustee

WFG Title 25-165259 88

Executed this 1st of July day of ~~June~~, 2025

Property Max, LLC, an Washington Limited Liability Company that acquired title as Property Max, LLC

Iris Altamirano
Signed with **Stavvy**

By: Iris Altamirano as Managing Member

STATE OF OREGON
COUNTY OF Clackamas

This instrument was acknowledged before me this 1st of July day of ~~June~~, 2025 by Iris Altamirano, as Managing Member, of Property Max, LLC, on behalf of the company.

Tonya Pierce
Signed with **Stavvy**

Notary Public for Oregon
My Commission Expires: 6/ 3/2029

TONYA MARIE PIERCE
Notary Public — Oregon
Commission No. 1059549
My Commission Expires June 03, 2029

Notarized remotely via audio/video communication using Stavvy

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 12 and 13 of Block 7, Cedar Fir Park, in the County of Clackamas and State of Oregon.

37E04AA00300

00968572

SM

Benthin, Kim

From: Kauppi, Jennifer
Sent: Tuesday, August 19, 2025 7:44 AM
To: 'lisamgarfield@icloud.com'
Subject: V0031425 - 70101 E Rhododendron Ln, Rhododendron OR

Importance: High

Lisa,

Hello. My name is Jennifer Kauppi and I am a Code Enforcement Specialist with Clackamas County. I am contacting you regarding the property that you recently purchased at 70101 E Rhododendron Ln in Rhododendron. At the time you purchased the property, there was an open code enforcement file regarding the solid waste onsite and some building code violations for the shipping containers that were placed without permits.

Because the violations were not abated at the time of the sale, the violation is now transferred to the new owner to address.

I would like to discuss this enforcement process with you at your earliest convenience. I can be reached at 503-742-4759.

Thank you

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

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

www.clackamas.us

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

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

Were you happy with the service you received today?



CLICK A SMILEY

Benthin, Kim

From: Lisa Garfield <lisamgarfield@icloud.com>
Sent: Saturday, August 23, 2025 4:06 PM
To: Kauppi, Jennifer
Subject: Re: V0031425 - 70101 E Rhododendron Ln, Rhododendron OR

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



This message needs your attention

- This is a personal email address.
- This is their first email to you.

Report this Email or Mark as Safe

Powered by Mimecast

Hello Jennifer,

I just saw this message in my iCloud account. I am currently in the process of cleaning up the property, including a septic inspection and removing the shipping containers. I am traveling this month, but if you need to speak with me, you can try calling.

Thank you,
Lisa Garfield
3604338447

On Aug 19, 2025, at 8:44 AM, Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

Lisa,

Hello. My name is Jennifer Kauppi and I am a Code Enforcement Specialist with Clackamas County. I am contacting you regarding the property that you recently purchased at 70101 E Rhododendron Ln in Rhododendron. At the time you purchased the property, there was an open code enforcement file regarding the solid waste onsite and some building code violations for the shipping containers that were placed without permits.

Because the violations were not abated at the time of the sale, the violation is now transferred to the new owner to address.

I would like to discuss this enforcement process with you at your earliest convenience. I can be reached at 503-742-4759.







02/02/2026 12:52



February 4, 2026

Lisa Garfield Revocable Living Trust and Stephen A Garfield
8624 N. Wright St
Camas, WA 98607
via:lisamgarfield@icloud.com

**Subject: Violations of the Clackamas County Building Code Title 9
Chapter 9.02.040(A,E)**

Site Address: 70101 E Rhododendron Ln, OR 97049
Legal Description: T3S, R7E, Section 04AA, Tax Lot 00300

This is in follow up to an August 2025 email communication you received from Code Enforcement Specialist Jennifer Kauppi regarding the condition of the above referenced property.

I have recently been assigned to this file and arranged for an inspection of the property to occur.

During this inspection, it was confirmed that the solid waste and the debris of the fire damaged home has been removed. What remains appears to be a 53 foot long unpermitted cargo container on the subject property which appears to be in violation of the Clackamas County Code.

The placement of the unpermitted cargo container is a violation of Chapter 9.02 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violations, please complete one of (or a combination of) the following options **not later than March 4, 2026**:

- Please submit, or have your professional submit, building permit application, appropriate fees(s) and all construction documents of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Building code and relevant laws:
 - Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such request.

- The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes in order to prevent delay of the issuance of permits.
- Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Or:

- Remove the Cargo Container.

Submitted permit documents will be subject to the review and approval of the Planning and Zoning Division. The construction and use must meet the requirements and standards of the zoning district applied to the subject property. If you have questions please contact: Planning and Zoning Division at 503-742-4500 or zoninginfo@clackamas.us.

For information on the permitting process please refer to the County's website at <https://www.clackamas.us/development-direct>. I have also enclosed a memo concerning the requirements for placing Cargo Containers.

If you have questions concerning the building permit requirements or the submittal process, please contact the Building Codes Division at 503-742-4240, or via email at bldservice@clackamas.us. You may also find information on the County's website at <https://www.clackamas.us/building>. You may 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, to Thursday. The building is closed to the public on Fridays, but we are available online and by phone. It is recommended that you check the Clackamas County webpage for hours of operation before visiting.

If you have any questions for me you may contact me at 503-742-4457 and my email is kimben@clackamas.us.



Kimberly Benhin
Code Enforcement Specialist
Code Enforcement Section

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.



Department of Transportation and Development

Nondiscrimination Policy;

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, email swilliams@clackamas.us or call (503) 742-4696.

¡LE DAMOS LA BIENVENIDA!

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a swilliams@clackamas.us o llame al 503-742-4696.

ДОБРО ПОЖАЛОВАТЬ!

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты swilliams@clackamas.us или позвоните по телефону 503-742-4696.

欢迎!

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 swilliams@clackamas.us 或致电 503-742-4696。

CHÀO MỪNG!

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination, gửi email đến swilliams@clackamas.us hoặc gọi điện thoại theo số 503-742-4696.

환영합니다.

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 swilliams@clackamas.us, 또는 전화 503-742-4696번으로 연락 주십시오.



Building Codes Division

Policies and Procedures

POLICY NUMBER: 07-01

SUBJECT: Cargo (Shipping) Containers used as Accessory Structures

CODE EDITION: 2007 Oregon Structural Specialty Code
2008 Oregon Residential Specialty Code

EFFECTIVE DATE: June 1, 2007

CODE SECTION: OSSC Section 301.1
ORSC Section R101.2

ISSUE: Question: Can cargo containers be installed on properties and used as accessory structures?

Response: Yes, under certain conditions, cargo containers may be used in residential, multi-family residential, commercial and industrial zones as accessory structures. Under the provision of this guide, semi-truck trailers are not considered cargo containers.

POLICY: Cargo containers stacked on top of each other or used for habitable spaces, as listed below, must be evaluated on a case-by-case basis and must meet the requirements of either the Oregon Structural Specialty or the Oregon Residential Specialty Code, as applicable, for a site built structure. For the purpose of this guide, habitable space includes the following:

1. Containers used as shops, studios, hobby rooms, offices, lunch rooms, sales areas, playhouses or other similar uses;
2. Containers used as storage of motorized passenger vehicles, or
3. Containers with plumbing or electrical power or lighting.

For cargo containers used as storage and not used as habitable space as listed above or classified as a High-Hazard Group H occupancy, Clackamas County will approve the installation of cargo containers as accessory structures, under

the conditions listed below. Unless otherwise noted, the following requirements apply to all cargo containers used as accessory structures:

1. **Occupancy Classification.** Cargo containers shall be classified as follows:
 - a. Containers used accessory to one or two family dwellings: Group U occupancies.
 - b. Containers used accessory to commercial facilities: Group S, Division 1 occupancies.
2. **Planning and Zoning.** Containers must meet all applicable use and development regulations of the Zoning Code. Regulations such as building setbacks, building lot coverage and overlay zones may affect where and if a container can be placed on a specific property. Please contact Planning and Zoning staff for site specific regulations by either calling the general zoning help line at 503-742-4500 or by visiting the Development Services Building.
3. **Building Permits.**
 - a. Building permits for containers are required as follows:
 - 1) **Containers used accessory to one or two family dwellings.**

Containers greater than 200 square feet in area or greater than ten feet in height, measured from the adjacent grade to the highest point on the container, require a building permit. Containers 200 square feet in area and less than ten feet in height, measured from the adjacent grade to the highest point on the container, do not require a building permit. ORSC Section R105
 - 2) **Containers used accessory to commercial buildings.**
 - a) Except as noted in b) below, a building permit is required to install containers accessory to commercial structures.
 - b) Containers that are used by a contractor for storage of construction materials on a site that has a valid building permit and which remain on the site only for the duration of the construction activity are not required to obtain a building permit.
 - (1) Such containers shall be located on the site for which a building permit has been issued or on a site immediately adjacent to the site of the construction activity which has been approved for use by the contractor as a staging area.
 - (2) The containers shall be removed from the site not later than thirty (30) days after the building permit for the construction has received final inspection.
 - b. More than one container may be installed under a single permit provided the installation of each container is in compliance with the

installation requirements of this guide and the entire installation complies with the requirements of the zoning code. Contact Planning at 503-353-4500 and Building Dept at 503-353-4739.

- c. Permit documentation shall include a site plan, a floor plan of each container to be installed and any details required to demonstrate compliance with the installation requirements outlined in this guide.
- d. Fees for permits shall be calculated based on a valuation that includes the cost of the container(s) and the cost to install the container(s) including any site work necessary to prepare the site for the container(s).

4. Specific Design Requirements

- a. **Foundations and Tie Downs.** Where containers are placed on firm, level, undisturbed natural grade or on an existing paved parking area or storage yard, anchor tie downs or permanent foundations are not required.
- b. **Ventilation.** Containers used for storage only need not be provided with additional ventilation.

c. Egress.

1) **Doors.** Containers shall be provided with an egress door not less than 3 feet wide by 6 feet, 8 inches high. The standard doors that the containers are equipped with may qualify as the required egress door provided they meet the minimum size requirement as stated above and provided they are equipped with a mechanical latch or other similar mechanism to hold the door in the open position when the structure is occupied.

2) Thresholds and Landings.

a) Containers used accessory to one or two family dwellings.

Provided a container is used only for storage of materials belonging to the dwelling owner or tenant of the residence that the container is accessory to, threshold height and landings at doors for containers need not comply with the one and two family dwelling code requirements.

b) Containers used accessory to commercial buildings.

Threshold height and landings at doors for containers need not comply with the building code requirements.

- d. **Drainage.** Containers up to a maximum of 320 square feet of roof area are not required to be provided with gutters or downspouts or other storm water collection system provided the sheet flow of storm water from the container is contained on site and not allowed to encroach on adjacent property or public right of way.

This policy is based on the City of Portland's Code Guide: Special Construction – IBC/3/#1 and IRC/1/#2, Code Guide Bureau of Development Services, revised April 3, 2006.

Benthin, Kim

From: Benthin, Kim
Sent: Wednesday, February 4, 2026 7:22 AM
To: 'Lisa Garfield'
Subject: RE: V0031425 - 70101 E Rhododendron Ln, Rhododendron OR
Attachments: 26-02-04 Violation Notice & Enclosure V0031425.pdf

Hello Lisa,

I am newly assigned to this file. Please find attached a violation notice that is going out in today's mail.


If you have any questions - please feel free to reach out.

Sincerely,

Kimberly Benthin, Code Enforcement Specialist
Code Enforcement
Clackamas County Department of Transportation and Development
150 Beavercreek Road, Suite 255, Oregon City, OR 97045
Primary phone: 503.742.4457
Hours: M-F from 7:30 a.m. to 4:00 p.m.
Lobby hours 8 a.m. to 4 p.m. Monday to Thursday
www.clackamas.us

From: Lisa Garfield <lisamgarfield@icloud.com>
Sent: Saturday, August 23, 2025 4:06 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Subject: Re: V0031425 - 70101 E Rhododendron Ln, Rhododendron OR

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

 **This message needs your attention**

- This is a personal email address.
- This is their first email to you.

Report this Email or Mark as Safe

Powered by Mimecast

Hello Jennifer,

I just saw this message in my iCloud account. I am currently in the process of cleaning up the property, including a septic inspection and removing the shipping containers. I am traveling this month, but if you need to speak with me, you can try calling.





Citation No. 2500314

Case No. V0031425

ADMINISTRATIVE CITATION

Date Issued: April 21, 2026

Name and Address of Person(s) Cited:

Name: Lisa Garfield, Trustee of the Lisa Garfield Revocable Living Trust
Name: Stephen A. Garfield
Mailing Address: 8624 N Wright St
City, State, Zip: Camas, WA 98607

Date Violation(s) Confirmed: On the 15th day of April, 2026 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): 70101 E Rhododendron, Ln, Rhododendron, OR 97049

Legal Description: T3S, R7E Section 04AA, Tax Lot(s) 00300

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(A,E)
- 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) An unpermitted cargo container remains on site without the benefit of permit or inspections.

Maximum Civil Penalty \$3,500.00

Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$514.00. 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: April 21, 2026
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 Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance 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. V0031425

