



NOTICE OF HEARING

September 10, 2025

Lionel and Lisa Fonvergne III
14350 SE Odyssey Ln
Damascus, OR 97089

RE:: County of Clackamas v. Lionel and Lisa Fonvergne III
File: V0050224

Hearing Date: October 28, 2025

Time: **This hearing will begin at 11:00 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 Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. Prior to the Hearing. You have the right to make the following requests:

- (A) You can request the opportunity to review public records and 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.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to lisa@liftpartsoforegon.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. **Closed captioning is available for the zoom platform upon request.**

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

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

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet. **When joining the webinar please accept the request to join as a panelist.**

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

Zoom invite

Topic: Code Enforcement Hearing - Lionel & Lisa Fonvergne III - V0050224 - Oct 28 - 11:00 am

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/88391964367?pwd=Wt6LqbODPtU8BOWY8K4HvPdP5efnrY.1>

Passcode:245264

Phone one-tap:

+12532050468,,88391964367#,,,,*245264# US

+12532158782,,88391964367#,,,,*245264# US (Tacoma)

Join via audio:

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)



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+1 719 359 4580 US
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 689 278 1000 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US

Webinar ID: 883 9196 4367

Passcode: 245264

International numbers available: <https://clackamascounty.zoom.us/j/88391964367>

Join from an H.323/SIP room system:

H.323:

144.195.19.161 (US West)
206.247.11.121 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
159.124.15.191 (Amsterdam Netherlands)
159.124.47.249 (Germany)
159.124.104.213 (Australia Sydney)
159.124.74.212 (Australia Melbourne)
170.114.180.219 (Singapore)
64.211.144.160 (Brazil)
159.124.132.243 (Mexico)
159.124.168.213 (Canada Toronto)
159.124.196.25 (Canada Vancouver)
170.114.194.163 (Japan Tokyo)
147.124.100.25 (Japan Osaka)

Meeting ID: 883 9196 4367

Passcode: 245264

SIP: 88391964367@zoomcrc.com

Passcode: 245264

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 JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER
for
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

LIONEL and LISA FONVERGNE III,

Respondents.

File No: V0050224

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 14350 SE Odyssey Ln, Damascus, OR 97089.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 14350 SE Odyssey Ln, Damascus, OR 97089 also known as T2S, R3E, Section 04D, Tax Lot 03001, and is located in Clackamas County, Oregon. The property is zoned RA1 inside the UGB and is the location of violation(s) asserted by the County.

3.

On or about December 26, 2024 and on May 7, 2025 the Respondents violated the following law, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved final inspections for the placement of a manufactured home and a detached garage. 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 December 26, 2024 and Citation and Complaint 2400502-B was mailed via first class mail on May 7, 2025. A copy of the notice document is attached to this Complaint as Exhibits D and G, and incorporated by this reference.

6.

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

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to immediately abate the violation and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

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

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

and

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

DATED THIS 9th day of September, 2025.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

LIONEL and LISA FONVERGNE III

Respondents.

File No.: V0050224

STATEMENT OF PROOF

History of Events and Exhibits:

December 11, 2024	Clackamas County received a complaint regarding an occupied recreational vehicle and an accumulation of solid waste on the subject property.
December 11, 2024 Exhibit A	Correspondence was sent to the Respondents regarding the alleged violation.
December 23, 2024 Exhibit B	I conducted a site inspection and confirmed an occupied recreational vehicle and an accumulation of solid waste on the subject property.
December 23, 2024 Exhibit C	While researching the subject property to determine if the property would qualify to have an RV as a 2 nd dwelling, I found a previous land use decision Z0167-17 for an approved temporary for care. This land use decision expired in 2020. The permits for the placement of the manufactured home had expired without receiving final approved inspections. In addition, permits for a detached garage were also issued and those permits also had not received final approved inspections. Aerial images reflect the manufactured home and detached garage onsite.
December 26, 2024 Exhibit D	Correspondence was sent to the Respondents regarding the Zoning, Solid Waste and Building Code violations. A deadline date of January 31, 2025 was provided to abate the violations.
January 24, 2025	I spoke with Lisa on the phone. Lisa stated that the occupied recreational vehicle and solid waste had been removed. They were working on renewing the permits.
February 3, 2025 Exhibit E	I conducted a site inspection and confirmed the occupied recreational vehicle, and solid waste had been removed. The Zoning and Solid Waste Code violations were abated.
March 21, 2025	I spoke with Lisa on the phone. I let her know that the permits were renewed, however, the temporary for care application had not been submitted.

April 17, 2025 Exhibit F	Citation 2400502-Z was issued in the amount of \$400.00 for a Priority 2 zoning violation and was paid on July 16, 2025.
May 7, 2025 Exhibit G	I reviewed the County permitting system and found the permits for the manufactured home and detached garage remained incomplete. Citation 2400502-B for the Priority 1 Building Code violation was sent first class mail and was not returned. There was no fine amount as the County is seeking civil penalties in this matter.
June 4, 2025 Exhibit H	Land use Z0213-25 was submitted to the planning department. The application was deemed incomplete on June 5, 2025.
July 31, 2025 Exhibit I	Planner Michelle Salo emailed Lisa the information that is required to complete the land use application.
September 8, 2025	While reviewing this file for hearing, Citation 2400502-Z was issued in error. Because there was a Building Code citation issued, the \$400.00 payment has been applied towards the Administrative Compliance Fees.
September 8, 2025	I reviewed the County records. The land use remained in an incomplete status. In addition, the permits for the manufactured home and detached garage had not been completed.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040, exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondents be ordered to bring the property into compliance with the Building Code within 20 days of the date of the Order by submitting the required septic authorization permit to the septic department. Within 10 days of the date of the approved septic authorization, upload the approval to land use file Z0213-25. If land use is approved, obtain approved final inspections for the manufactured home and detached garage within 60 days of the land use approval.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$2,000.00 for date cited May 7, 2025.
- The Administrative Compliance Fee to be imposed from December 2024 until June 2025 at the rate of \$75.00 per month for a total of \$450.00.
- The Administrative Compliance Fee to be imposed from July 2025 until September 2025 at the rate of \$100.00 per month for a total of \$300.00.
- A total Administrative Compliance Fee of \$750.00 minus \$400.00 for the payment applied to the violation file leaves an amount due of \$350.00.
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fail to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



December 11, 2024

Lionel J Fonvergne III & Lisa L Fonvergne
14350 SE Odyssey Ln.
Damascus, OR 97089

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

Site Address: 14350 SE Odyssey Ln. Damascus, OR 97089
Legal Description: T2S, R3E, Section 4D, Tax Lot 3001

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, including putrescible (Household) waste on the above referenced property

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 and the Solid Waste Code, Title 10-03-060 of the Clackamas County Code.

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

E-mail address is jkauppi@clackamas.us

Telephone number is 503-742-4759.

Jennifer Kauppi
Code Enforcement Specialist
Clackamas County Code Enforcement

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

Department of Transportation and Development

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ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

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

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

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Record #	Record Status	Opened	Number	Dir	Street Nam Suffix	Description
Z0213-25	Incomplete	6/4/2025	14350	SE	ODYSSEY LN	TEMPORARY DWELLING FOR CARE
V0050224	Pending	12/11/2024	14350	SE	ODYSSEY LN	ALLEGED - OCCUPIED TRAVEL TRAILER & SOLI
E0704617	Re-Issued	11/20/2017	14350	SE	ODYSSEY LN	DETACHED ACCESSORY STRUCTURE - GARAG
E0470217	Re-Issued	8/3/2017	14350	SE	ODYSSEY LN	NEW MH - HARDSHIP DWELLING
MH001051	Re-Issued	8/3/2017	14350	SE	ODYSSEY LN	NEW MH - HARDSHIP DWELLING
B0360217	Re-Issued	7/13/2017	14350	SE	ODYSSEY LN	DETACHED ACCESSORY STRUCTURE - GARAG
SE033317	Approved	6/28/2017	14350	SE	ODYSSEY LN	FOR A HARDSHIP 2 BEDROOM TO 4 BEDROOM
Z0167-17	Approved	3/20/2017	14350	SE	ODYSSEY LN	This is an application for a Temporary Dwelling



NOTICE OF VIOLATION

December 26, 2024

Lionel and Lisa Fonvergne III
14350 SE Odyssey Ln
Damascus, OR 97089

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (B)(C)(D)(E)(G), Solid Waste and Wastes Management Code, Title 10, Chapters 10.03.060 (A) and (B) and Clackamas County Zoning and Development Code Ordinance Title 12, Section 316.03 (A)

VIOLATION: V0050224

SITE ADDRESS: 14350 SE Odyssey Ln, Damascus, OR 97089
LEGAL DESCRIPTION: T2S, R3E, Section 04D, Tax Lot 03001

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

- Placement of a manufactured home without approved final inspections.
- Detached garage built without approved final inspections.
- Propane tank installed without approved final inspections.
- Occupied recreational vehicle without land use approval.
- Accumulation of solid waste.
-

VIOLATIONS & HOW TO RESOLVE

On December 11, 2024, Code Enforcement received a complaint regarding an occupied recreational vehicle on the subject property without land use approval and an accumulation solid waste surrounding the occupied recreational vehicle. I conducted a site inspection of the property on December 23, 2024 and confirmed the occupied recreational vehicle and accumulation of solid waste is present.

While researching land use options for the occupied recreational vehicle to remain on the property, I found that in 2017 you had obtained land use approval Z0167-17 for a temporary dwelling for care permit and placement permits for a manufactured home for that care. In addition, there were also permits approved and issued for a detached garage and a 500 gallon propane tank. At this time, land use decision Z0167-17 expired in 2020 and the permits for the placement of the manufactured home, detached garage and propane tank have not received the required inspections including approved final inspections.

The occupied recreational vehicle without land use approval, the placement of the manufactured home and accessory structure built without approved final inspections and the accumulation of solid waste on the subject property constitutes a violations of the Zoning and Development Ordinance Code, Title 12, Section 316.03 (A), Solid Waste and Wastes Management Code, Title 10, Chapters 10.03.060 (A) and (B) and Building Code, Title 9.02.040 (B)(C)(D)(E)(G). In order to abate the violations, please complete the following **no later than January 31, 2025**.

Manufactured Home

You do have a couple of options to keep the manufactured home on the subject property.

- Please reapply for new land use approval for continued temporary dwelling for care on the subject property.
 - If land use is approved, you will have **30 days from the date of the land use approval** to complete the conditions of approval of the land use decision including but not limited to obtaining any septic authorization requirements and renewing permits MH0010517, P0188117, and E0470217. Once the manufactured home placement permits are renewed all required inspections including approved final inspections shall be obtained within 45 days of renewal.

OR

- If the temporary dwelling for care is no longer needed, due to recent changes in the zoning ordinance, the manufactured home can remain on site. Permits will be required to convert the home to an an accessory dwelling unit. Modifications to the home will be required to reduce the size of the home and place the home on a permanent foundation. ****Please note that an architect or engineer will be required to stamp the plans and submit calculations for this permit****
 - Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s). Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information in order to complete plan review must be responded to within ten days of being notified.
 - The building permit and all required trade permits must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

OR

You can remove the manufactured home from the subject property.

- Permits will be required to disconnect and decommission the electrical and water from the home.
 - 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).

Detached Garage

- Renew B0360217, E0704617 for the detached garage. Permit P0255317 was started for the required rain drains for the detached garage, however, the permit was not completed. You will need to submit a plumbing permit for rain drains.

Propane Tank

- Renew permit B0047120 for the 500 gallon propane tank.

Once permits are reissued for the detached garage and propane tank, please obtain all required inspections including approved final inspections within 45 days of permits being issued.

Occupied recreational vehicle and solid waste

Because there is already an additional dwelling on the subject property, there is not a land use pathway to legalize the occupied recreational vehicle.

Please remove the occupied recreational vehicle and all miscellaneous debris from the subject property to an authorized location no later than the deadline date provided. Please schedule an inspection to confirm compliance.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

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

Septic– If you have questions concerning septic requirements please contact the septic department at 503-742-4740 or on-line at soilsconcern@clackamas.us.

Beginning Monday, Sept. 30, Septic staff will be available **by appointment only** for in-person and online meetings.

- 1-4 p.m. on Mondays (or on Tuesday, if Monday is a holiday)
- Thursdays, 8 a.m.-noon

Customers who would like to talk with Septic staff in person or on Zoom are asked to schedule an appointment in advance, in one of two ways:

- Schedule an appointment online. An online appointment scheduler, linked from the Septic webpage, is being developed by TS and is expected to be available before Sept. 30.
- Call the Septic Office at 503-742-4740

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open

between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. Our office is closed to the public on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.

A handwritten signature in cursive script that reads "Jennifer Kauppi".

Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

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

10
205
105

2P

97140901-C
JM

Stewart Title

Title Order No. 97140901
Escrow No. 97140901

After recording return to:

Lionel J. Fonvergne III
14350 S.E. Odyssey
Boring, OR 97009
Name, Address, Zip

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

Lionel J. Fonvergne III
14350 S.E. Odyssey
Boring, OR 97009
Name, Address, Zip

This space reserved for recorder's use

STATUTORY WARRANTY DEED

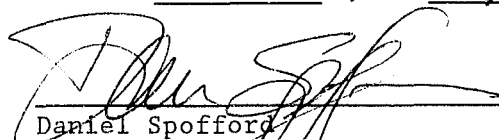
Daniel Spofford and Yuko Spofford, husband and wife, Grantor, conveys and warrants to Lionel J. Fonvergne III and Lisa L. Fonvergne, husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Clackamas county, OREGON, to wit: See Attached Legal


This property is free from encumbrances, EXCEPT: 1997-98 taxes a lien not yet payable; Easement for Roadway and utilities; Easement for underground water lines; Easement for Ingress, Egress & Utilities all of record;

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$202,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 26 day of SEPTEMBER, 19 97.


Daniel Spofford


Yuko Spofford

STATE OF OREGON
County of MULTNOMAH } ss.

97-075993

EXHIBIT D _ PAGE 6 OF 7

BE IT REMEMBERED That on this 26 day of September

19 1997

EXHIBIT "A"

Legal Description:

A tract of land situated in the Southeast one-quarter of Section 4, Township 2 South, Range 3 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of that certain tract of land conveyed to Charles W. Jennings and Phyllis Jennings by assignment of contract described as Recorder's Fee No. 76-27936 Deed Records, said County; thence North 89°56'30" West, along the North line thereof, a distance of 193.62 feet to the Northwest corner of said Jennings tract; thence South 0°12'48" West along the West line thereof, a distance of 104.97 feet to an iron rod; thence North 89°56'30" West parallel with the North line of said Jennings tract, a distance of 93.63 feet to an iron rod; thence North 0°12'48" East parallel with the East line of said Jennings tract, a distance of 216.12 feet to an iron rod; thence North 89°56'30" West parallel with said North line, a distance of 120.00 feet to a point in a line parallel with and 30.00 feet East of (when measured at right angles to) the West line of that certain tract of land conveyed to Fred E. Hoffmeister, et ux, by deed described in Book 287, Page 95, and Recorded November 4, 1941, of Deed Records, said County; thence North 0°12'48" East along said parallel line, a distance of 20.00 feet to an iron rod; thence South 89°56'30" East parallel with the North line of said Jennings tract, a distance of 407.26 feet to an iron rod in the Northerly extension of the East line of said Jennings tract; thence South 0°12'48" West, along said Northerly extension, a distance of 131.15 feet to the point of beginning.

STATE OF OREGON 97-075993
CLACKAMAS COUNTY
Received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 61378 \$40.00
DATE AND TIME: 09/30/97 09:59 AM
JOHN KAUFFMAN, COUNTY CLERK



02/03/2025 10:08



Citation No. 2400502-Z

Case No. V0050224

ADMINISTRATIVE CITATION

Date Issued: April 17, 2025

Voided.

Name and Address of Person(s) Cited:

Name: Lionel J and Lisa L Fonvergne III
Mailing Address: 14350 SE Odyssey Ln
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 17th day of April, 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): 14350 SE Odyssey Ln., Damascus, OR 97089

Legal Description: T2S, R3E Section 04D, Tax Lot(s) 03001

Law(s) Violated:

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

Description of the violation(s):

- 1) Multiple dwellings without land use approval.

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

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

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

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

Date: April 17, 2025
Department Initiating Enforcement Action: Code Enforcement

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: V0050224

Application Type: CodeEnforcement/Violation/NA/NA

Address: 14350 SE ODYSSEY LN
DAMASCUS, OR 97089

Receipt No. 1431827

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Check	18435	\$400.00	7/16/2025	CFERBER	Payment for Citation 24000502	Liftparts of Oregon Inc
		<u>\$400.00</u>				

Owner Info.: FONVERGNE LIONEL J III & LISA L
14350 SE ODYSSEY LN
DAMASCUS, OR 97089

Work Description: ALLEGED - OCCUPIED TRAVEL TRAILER & SOLID WASTE



Citation No. 2400502-B

Case No. V0050224

ADMINISTRATIVE CITATION

Date Issued: May 7, 2025

Name and Address of Person(s) Cited:

Name: Lionel J and Lisa L Fonvergne III
Mailing Address: 14350 SE Odyssey Ln
City, State, Zip: Damascus, OR 97089

Date Violation(s) Confirmed: On the 7th day of May, 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): 14350 SE Odyssey Ln, Damascus, OR 97089

Legal Description: T2S, R3E Section 04D, Tax Lot(s) 03001

Law(s) Violated:

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B)(C)(D)(E)(G)

Description of the violation(s):

- 1) Failure to obtain approved final inspections for the placement of a manufactured home and electrical for the manufactured home.

Maximum Civil Penalty \$1,000.00

Fine: Not subject to a fine amount

- 2) Failure to obtain approved final inspections for the detached garage. Incomplete permits B0360217, E0704617 and P0255317.

Maximum Civil Penalty \$1,000.00

Fine: Not subject to a fine amount

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

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

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

Date: May 7, 2025
Department Initiating Enforcement Action: Code Enforcement



Clackamas County Planning and Zoning
Department of Transportation and Development
Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF INCOMPLETE TYPE II OR III LAND USE APPLICATION

FILE NUMBER: Z0213-25
APPLICATION TYPE: Temporary Dwelling for Care Renewal
APPLICANT NAME: Lisa & Lionel Fonvergne
SITE ADDRESS: 14350 SE Odyssey Ln, Damascus, OR 97089
STAFF CONTACT: Michelle Salo Reiter EMAIL: msalo@clackamas.us
DATE OF APPLICATION SUBMITTAL: 06/04/25
DATE DEEMED INCOMPLETE: 06/05/25
DATE OF MAILING OF THIS NOTICE: 06/05/25
DEADLINE FOR SUBMITTAL OF MISSING INFORMATION (180 days from date the application was first submitted): 12/01/25

Your Type II or III land use application has been deemed **incomplete**. Pursuant to Subsection 1307.07(E) of the Clackamas County Zoning and Development Ordinance, your application will be void unless the missing information is submitted within 180 days of the date the application was first submitted. Upon voiding of an application, 75 percent of your application fee will be refunded, and you will need to reapply if you are still interested in obtaining this permit.

MISSING INFORMATION REQUIRED FOR A COMPLETE APPLICATION:

- A.** Per Z0167-17 Decision – Condition IV Pg. 6 Septic Authorization Notice is required every 5 years. The last documented Authorization notice was approved under SE033317 on 07/28/17.

The Authorization Notice must be submitted, reviewed & approved as part of the Septic review of your Temp Dwelling for Care. The Authorization Notice will need to be submitted every 5 years as long as the temp dwelling is connected to the septic system.

*All documents listed below will be submitted online through the Septic portal of Development Direct. <https://www.clackamas.us/septic> Forms & guidance are linked on our website.

1. Existing System Evaluation Report that will need to be completed by a DEQ septic professional within the last year. All 8 pages of the report are required including a current & accurate As-Built drawing of the Septic system and all items listed on pg#8.
2. Notice of Authorizing Representative Form is required if anyone other than the property owner is applying.

3. Site Plan
4. The Land Use Compatibility Statement (LUCS) - The top section is completed by the property owner and then email it along with a copy of your site plan to the Planning and Zoning department. You may email the LUCS form & site plan to them at zoninginfo@clackamas.us. **Include the LUCS form approved by the Planning & Zoning department in your Authorization Notice submittal.**

If you have any additional questions on this process, please email septicinfo@clackamas.us.

Authorization Notice information

ESER-Existing System Evaluation Report for Onsite Wastewater Systems

LUCS-Land Use Compatibility Statement – This will come to me or Zoninginfo@clackamas.us to sign before submittal to Septic.

Notice of Authorizing Representative- this is if the septic company submits paperwork.


Fee Schedule for septic See line for Authorization notice-no field visit Clackamas Fee \$255, DEQ surcharge \$117 Total \$372

All this information can be found [here](#). **Fees are subject to change 07/01/25**

Our one-stop digital dev

Use Development Direct to apply for...

- All Development Engineering permits, including:
 - Development Permits
 - Entrance Permits (Driveway)
 - Right of Way Permits
 - Utility Permits
- All Building, Electrical, Plumbing and Mechanical permits that **require** a plan review
- Licensed contractor Electrical, Plumbing and Mechanical permits that **do not** require a plan review
- All Septic projects (except operation and maintenance reports)



[Login to Development Direct](#)

[Instructions to submit using Development Direct](#)

You must use the [Chrome](#) or [Firefox](#) browser to access Development Direct.

IMPORTANT

Your application will be deemed complete, if, within 180 days of the date the application was first submitted, Planning and Zoning receives one of the following:

1. All of the missing information; or
2. Some of the missing information and written notice from you (the applicant) that no other information will be provided; or
3. Written notice from you (the applicant) that none of the missing information will be provided.

If any one of these options is chosen within 180 days of the date of the initial submittal, approval or denial of your application will be subject to the relevant criteria in effect on the date the application was first submitted.

Your application will be considered **void** if, on the 181st day after the date the application was first submitted, you have been mailed this notice and have not provided the information requested in Options 1-3 above. In this case, no further action will be taken on your application.

Applicant or authorized representative, please check one of the following and return this notice to: **Clackamas County Planning and Zoning, 150 Beaver Creek Road, Oregon City, OR, 97045 or the staff contact email on page 1 of this notice**

- ☐ I am submitting the required information (attached); or
- ☐ I am submitting some of the information requested (attached) and no other information will be submitted; or
- ☐ I will not be submitting the requested information. Please accept the application as submitted for review and decision.

Signed

Date

Print Name

Kauppi, Jennifer

From: Salo, Michelle
Sent: Thursday, July 31, 2025 11:30 AM
To: 'lisa@liftpartsoforegon.com'
Subject: FW: Z0213-25 Incomplete Notice
Attachments: Z0213-25 Type II Incomplete Application.pdf

Updated Information Below

The Authorization Notice must be submitted, reviewed & approved as part of the Septic review of your Temp Dwelling for Care. The Authorization Notice will need to resubmitted every 5 years as long as the temp dwelling is connected to the septic system.

*All documents listed below will be submitted online through the Septic portal of Development Direct. <https://www.clackamas.us/septic> Forms & guidance are linked on our website.

1. Existing System Evaluation Report that will need to be completed by a DEQ septic professional within the last year. All 8 pages of the report are required including a current & accurate As-Built drawing of the Septic system and all items listed on pg#8.
2. Notice of Authorizing Representative Form is required if anyone other than the property owner is applying.
3. Site Plan
4. The Land Use Compatibility Statement (LUCS) - The top section is completed by the property owner and then email it along with a copy of your site plan to the Planning and Zoning department. You may email the LUCS form & site plan to them at zoninginfo@clackamas.us. **Include the LUCS form approved by the Planning & Zoning department in your Authorization Notice submittal.**

If you have any additional questions on this process, please email septicinfo@clackamas.us.

Authorization Notice information

ESER-Existing System Evaluation Report for Onsite Wastewater Systems

LUCS-Land Use Compatibility Statement – This will come to me or Zoninginfo@clackamas.us to sign before submittal to Septic.

Notice of Authorizing Representative- this is if the septic company submits paperwork.

Fee Schedule for septic See line for Authorization notice-no field visit Clackamas Fee \$850, DEQ surcharge \$117, Tech Fee \$5 Total \$972
Planning & Zoning Fee for LUCS-\$282
All this information can be found [here](#)

Building Dept number 503-742-4400

**Michelle Salo Reiter,
Planner I, Addressing Specialist**

Clackamas County Transportation & Development
Planning & Zoning
150 Beaver Creek Road
Oregon City, Oregon 97045
503-742-4532

My office hours are M-F 7:30 am – 5:00pm

www.clackamas.us

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

The Planning and Zoning public service telephone line at 503-742-4500 and email account at zoninginfo@clackamas.us are staffed Monday through Thursday from 8:00 a.m. to 4:00 p.m. and Friday from 8:00 a.m. to 3:00 p.m., and the public service lobby is open Monday, Tuesday and Thursday from 8:00 a.m. to 4:00 p.m..

Were you happy with the service you received today?



Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

From: Salo, Michelle

Sent: Thursday, June 5, 2025 11:10 AM

To: 'lisa@liftpartsoforegon.com' <lisa@liftpartsoforegon.com>

Subject: Z0213-25 Incomplete Notice

Please see the attachment.

**Michelle Salo Reiter,
Planner I, Addressing Specialist**

Clackamas County Transportation & Development
Planning & Zoning
150 Beaver Creek Road
Oregon City, Oregon 97045
503-742-4532

My office hours are M-F 7:30 am – 5:00pm

www.clackamas.us

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

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