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

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF HEARING

November 17, 2026

Cindy L Blunk & Norman Paul Blunk II
25850 S Overlook Dr.
Estacada, OR 97023

RE: County of Clackamas v. Cindy L Blunk & Norman Paul Blunk II
File: V0014024

Hearing Date: December 15, 2026

Time: This item will not begin before 1:00 PM 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 Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, 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.

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or telephone to use the Zoom platform. The link is provided on the next page. Once you have joined the meeting, you will be prompted to **JOIN AS PANELIST**. Please accept the request to **JOIN AS PANELIST**.

If you would like to present evidence at the hearing, please email Diane Bautista at DianeBau@Clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Diane Bautista
150 Beavercreek Rd.
Oregon City, OR 97045

Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for your reference.

If you are unable to participate in the hearing through the Zoom platform, please contact Diane Bautista at 503-742-4459 **within 3 calendar days of the receipt of the Notice of Hearing**.

If you are unfamiliar with using the Zoom platform, please perform an internet search "How to use Zoom" prior to the hearing date. There are many interactive guides available.

If you experience difficulties connecting to the Zoom hearing prior to your scheduled start time, please call 971-930-6134, for assistance.

Zoom Information:

Join from PC, Mac, iPad, or Android:

https://clackamascounty.zoom.us/j/86112619930?pwd=hkOfLOvZjs0xza8dgnmPDZgqXLOFzC.1

Passcode: 895923

Phone: +19712471195,,86112619930# US (Portland) 12532050468,,86112619930# US

Join via Audio:

+1 971 247 1195 US (Portland)
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 408 638 0968 US (San Jose)
+1 602 753 0140 US (Phoenix)
+1 669 219 2599 US (San Jose)
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 720 928 9299 US (Denver)
+1 206 337 9723 US (Seattle)
+1 213 338 8477 US (Los Angeles)
+1 651 372 8299 US (Minnesota)
+1 689 278 1000 US
+1 786 635 1003 US (Miami)
+1 267 831 0333 US (Philadelphia)
+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
+1 470 250 9358 US (Atlanta)
+1 470 381 2552 US (Atlanta)
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 518 9805 US (New York)
+1 646 876 9923 US (New York)
+1 646 931 3860 US

Webinar ID: 861 1261 9930

International number available: https://clackamascounty.zoom.us/u/kdjxgufcoz

Department of Transportation and Development

Non-Discrimination Policy:

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

COUNTY OF CLACKAMAS, Petitioner, v. NORMAN BLUNK II, and CINDY BLUNK Respondents.	File No: V0014024 COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 25850 S. Overlook Dr., Estacada, OR 97023.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 25850 S. Overlook Dr., Estacada, OR 97023 also known as T3S, R4E, Section 29D, Tax Lot 00700, and is located in Clackamas County, Oregon. The property is zoned Rural Residential Farm Forest (RRFF-5) and is the location of violation(s) asserted by the County.

3.

On or about the 18th day of June, 2025 and the 15th day of January, 2026 the Respondents violated the following laws, in the following ways:

a. Clackamas County Zoning Ordinance 316.03 for failure to complete the Conditions of Approval for land use decision Z0402-24. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondents in the following manner: Violation Notice dated June 18, 2025 and Citation and Complaint 2400140 in the amount of $411.00 mailed via first class mail on January 15, 2026. 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 Zoning Ordinance 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;

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 5th DAY OF NOVEMBER 2026.

Diane Bautista

Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS, Petitioner, v. NORMAN BLUNK II., and CINDY BLIUNK Respondents.	File No.: V0014024 STATEMENT OF PROOF

History of Events and Exhibits:

April 17, 2024	Clackamas County received a complaint regarding an occupied recreational vehicle.
May 6, 2024 Exhibit A	Correspondence was sent to the Respondent with a deadline of June 6, 2024 to abate the violation.
May 7, 2024 Exhibit B	I received pictures from the complainant that confirmed the occupied recreational vehicle remained on site.
April 21, 2025 Exhibit C	Land Use file Z0402-24 was approved for a Temporary for Care permit. This permit contains Conditions of that approval on Page 4.
June 18, 2025 Exhibit D	Correspondence was sent to the Respondents to complete the Conditions of Approval with a deadline of July 18, 2025.
July 24, 2025 Exhibit E	I received a copy of the Recorded Deed.
July 24, 2025 Exhibit F	I emailed the Respondents that they need to obtain a Septic Authorization Notice and any required permits for utilities.
January 15, 2026 Exhibit G	A review of permits showed that no permits had been obtained and Citation 2400140 was issued for $411.00. The citation was not returned to the County and remains unpaid.
November 4, 2026	A review of the permit system showed that no permits had been obtained.
November 5, 2026	The County referred this matter to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Zoning Ordinance 316.03 exists, the County is requesting a Final Order in this matter seeking authorization to proceed to Circuit Court for further enforcement action. The County makes this request as the Respondents have not taken all necessary steps to correct the violation. The County is requesting the following:

- The imposition of civil penalties for the Zoning Ordinance violation of between $750.00 and up to $2,500.00 for date cited January 15, 2026.

- Payment for Citation No. 2400140 issued on January 15, 2026 for $411.00.

- The administrative compliance fee of $75.00 to be imposed from June 2024 through June 2025 for a subtotal of $975.00. The administrative compliance fee of $100.00 to be imposed from July 2025 through June 2026 for a subtotal of $1,200.00. The administrative compliance fee of $102.00 to be imposed from July 2026 through December 2026 for a subtotal of $612. Total administrative compliance fees equal $2,787.00. However, 13 months of administrative fees have been waived with a reduction amount of $1,258.00 due to inactivity. Total amount is $1,529.00

- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.

- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

OR

Should mitigating factors be presented in the hearing, which the Hearings Officer determines to warrant a Continuing Order, the County would recommend the following:

Within 30 days of the date of the order apply for Septic Authorization and any necessary utility permits for the recreational vehicle, **and approved final inspection within 30 days of the permits being issued**.

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

May 6, 2024

Norman and Cindy Blunk
25850 S. Overlook Drive
Estacada, OR 97023

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A)

VIOLATION: V0014024

SITE ADDRESS: 25850 S. Overlook Dr., Estacada, OR 97023
LEGAL DESCRIPTION: T3S, R4E, Section 29D, Tax Lot 00700

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

- Occupied Recreational Vehicle

VIOLATION & HOW TO RESOLVE

Occupied Recreational Vehicle

An Occupied recreational vehicle constitutes a violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A). In order to abate the violation, you must complete one of the following **no later than June 6, 2024:**

- Submit a new and complete application for a Temporary Dwelling for Care authorization, o***r;***

- If the recreational vehicle is operable, currently licensed and registered to the person residing on the subject property, it may remain in stored condition. If you wish to store it on site please provide evidence it meets these conditions and schedule a site inspection to confirm, **or;**

- Remove the recreational vehicle from your property to an authorized location.

CONTACT INFORMATION

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

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@co.clackamas.or.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

REQUIRED NOTICE OF FINES AND PENALTIES

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a $75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

Clackamas County Code provides for fine amounts of up to $500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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 Road.

Also, be advised that non-compliance with a Hearing 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.

Finally, recurrence of abated violations may result in the issuance of a citation without prior notice.

Clackamas County Official Records
Sherry Hall, County Clerk
2021-053031
05/28/2021 09:18:20 AM
D-D Cnt=1 Stn=75 TIFFANY
$15.00 $16.00 $10.00 $62.00
$103.00

File No.: 21-170514

Grantor
Cindy L. Bertha and Norman P. Blunk, II 25850 S Overlook Drive Estacada, OR 97023
Grantee
Cindy L. Blunk and Norman Paul Blunk II, as tenants by the entirety 25850 S Overlook Drive Estacada, OR 97023
After recording return to
Cindy L. Blunk and Norman Paul Blunk II 25850 S Overlook Drive Estacada, OR 97023
Until requested, all tax statements shall be sent to
Cindy L. Blunk and Norman Paul Blunk II 25850 S Overlook Drive Estacada, OR 97023 Tax Acct No(s): 34E29D 00700, 00951893

Reserved for Recorder's Use

WFG Title 21-170514 LO

STATUTORY BARGAIN AND SALE DEED

Cindy L. Bertha and Norman P. Blunk, II, Grantor, conveys to Cindy L. Blunk and Norman Paul Blunk II, as tenants by the entirety, Grantee, the real property described in the attached Exhibit A.

The true consideration for this conveyance is **$0.00**. (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.

Executed this 24 day of May, 2021.

Cindy L. Bertha

Norman P. Blunk, II

OFFICIAL STAMP
JACKIE FRED SHUMATE
NOTARY PUBLIC — OREGON
COMMISSION NO. 1005712
MY COMMISSION EXPIRES NOVEMBER 1, 2024

STATE OF OREGON

COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 24 day of May, 2021 by Cindy L. Bertha and Norman P. Blunk, II.

Notary Public for OREGON STATE
My Commission Expires: 11-01-2024

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Southeast 1/4 of the Northeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 3 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as follows:

Beginning at a point 44 Rods 8 feet West of the 1/4 Section corner on the East line of said Section 29; thence South 9°23' West 10 Rods 5.5 feet; thence Westerly 8 Rods; thence North 9°23' East 21 Rods 13.5 feet to the center of the County Road; thence Northeasterly along said Road 8 Rods; thence South 9°23' West 11 Rods 8 feet to the point of beginning.

Together with all that property lying between the Easterly line of Day Hill Road and the Westerly line of the above described tract.



EXHIBIT B - PAGE 1 OF 1

Clackamas County Planning and Zoning Division
Department of Transportation and Development

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF DECISION ON A TYPE II LAND USE PERMIT

Decision: Approved with Conditions

Permit Type: Temporary Dwelling for Care

File No. Z0402-24

Applicant's Proposal: Temporary placement of a recreational vehicle, in addition to the existing permanent dwelling, for the provision of care to a relative due to an age-related or medical condition. The care recipient will reside in the temporary dwelling. The care provider will reside in the permanent dwelling.

Decision Date: April 21, 2025

Deadline for Filing Appeal: **May 5, 2025**, at 4:00 pm.

Issued By: Michelle Salo-Reiter, Planner I, MSalo@clackamas.us

Applicant: Victoria Treleaven

Owner of Property: Cindy & Norm Blunk

Zoning: RRFF5 – Rural Residential Farm Forest

Assessor's Map & Tax Lot(s): T3S R4E Section 29D Tax Lot 00700

Site Address: 25850 S Overlook Drive

Location Map



Community Planning Organization (CPO) for Area:

Estacada (Inactive)

Community Planning Organizations (CPOs) are part of the county's community involvement program. They are advisory to the Board of County Commissioners, Planning Commission and Planning and Zoning Division on land use matters affecting their communities. CPOs are notified of proposed land use actions and decisions on land within their boundaries and may review these applications, provide recommendations or file appeals. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at 503-655-8751.

Opportunity to Review the Record and Decision: The complete decision, including findings and conditions of approval, and the submitted application are available for review online at **https://aca-prod.accela.com/CLACKAMAS**. Select the ***Planning*** tab and enter the file number to search. Select ***Record Info*** and then select ***Attachments*** from the dropdown list, where you will find the submitted application. A copy of the decision, application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost by contacting the Planner listed above. Copies of all documents may be purchased at a cost established by the County fee schedule.

Appeal Rights: **This decision will not become final or effective until the period for filing an appeal with the County has expired without the filing of an appeal.** Any person who is adversely affected or aggrieved or who is entitled to written notice of the decision pursuant to Subsection 1307.09(C) of the Clackamas County Zoning and Development Ordinance may appeal this decision to the Clackamas County Land Use Hearings Officer by filing a written appeal. An appeal must include a completed Appeal Form available at www.clackamas.us/planning/supplemental.html and a $250.00 filing fee and must be **received** by the Planning and Zoning Division by the appeal deadline identified above.

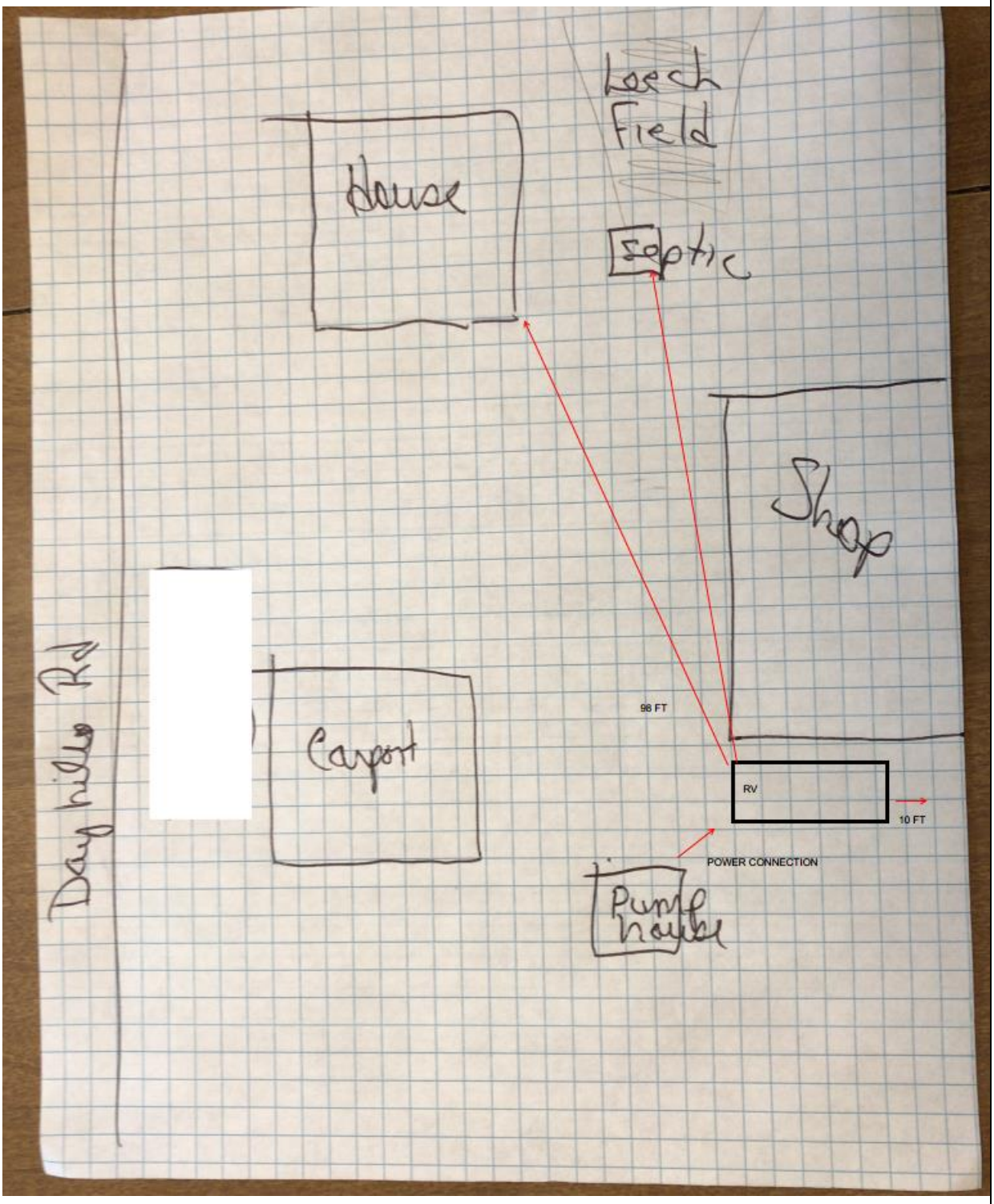
Appeals may be submitted in person during office hours (8:00 am to 4:00 pm Monday through Thursday, closed Friday and holidays). Appeals may also be submitted by email or US mail.

A person who is mailed written notice of this decision cannot appeal this decision directly to the Land Use Board of Appeals under ORS 197.830.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.
503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译？ | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통?

Site Plan


House
Leach Field
Septic
Shop
Carport
Dayhills Rd
98 FT
RV
10 FT
POWER CONNECTION
Pump house

PERMIT EXPIRATION

Pursuant to ZDO Subsection 1204.04(D), approval of this temporary dwelling for care is valid for **3** years from the date of the final decision. Unless an appeal is filed, the date of the final decision is the "decision date" listed above. The permit may be eligible to be renewed, subject to compliance with the regulations in effect at that time.

This is the only notice you will receive of this permit expiration date.

CONDITIONS OF APPROVAL

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parentheses. At all times, the use shall be sited and conducted in compliance with these conditions of approval. Noncompliance may result in code enforcement action or revocation of this permit.

1. General: Approval of this land use permit is based on the submitted written narrative and plan(s) filed with the County on 10/9/2024 and additional documents submitted on 03/24/25 No work shall occur under this permit other than which is specified within these documents, unless otherwise required or specified in the conditions below. It shall be the responsibility of the property owner(s) to comply with these documents and the limitation of any approval resulting from the decision described herein.

7. Occupancy: The temporary dwelling shall be occupied by Victoria Treleaven, the care recipient. The permanent dwelling shall be occupied by Cindy Blunk, the care provider. (ZDO 1204.04.A.2 and 3)

8. Wastewater: The temporary dwelling shall be connected to an on-site wastewater treatment system approved by the County. The temporary dwelling shall use the same on-site wastewater treatment system used by the permanent dwelling. **Within 30 days of the date of this decision,** the applicant shall contact the County's Septic & Onsite Wastewater Program at 503-742-4740 or septicInfo@clackamas.us to apply for an Authorization Notice. Any septic system that serves a single-family dwelling and is connected to the temporary dwelling must be reviewed every five years, in accordance with state law to ensure that the system is functioning, safe and properly maintained. No documented Septic Authorization documented (ZDO 1204.04.C.1)

9. Setbacks: The temporary dwelling shall comply with the minimum setback standards for primary buildings in the RRFF5 zoning district. (ZDO 1204.04.C.2)

10. Utilities / Services: All water, electricity, natural gas, and sanitary sewer service for the temporary dwelling shall be extended from the permanent dwelling services. No separate meters for the temporary dwelling shall be allowed. (ZDO 1204.04.C.3)

11. Driveway Access: The temporary dwelling shall use the same driveway entrance as the permanent dwelling. (ZDO 1204.04.C.4)
12. Separation Distance: The temporary dwelling shall be located within 100 feet of the permanent dwelling (measured from the closest portion of each structure). (ZDO 1204.04.C.5)
13. Deed Statement: **Prior to Planning and Zoning approval of an onsite wastewater treatment or manufactured dwelling placement permit,** a written statement shall be recorded in the County deed records recognizing that the temporary dwelling approved by this permit is temporary and that the temporary permit is not transferable when the property is conveyed to another party. **A copy of the recorded document shall be submitted to Planning and Zoning.** (ZDO 1204.04.C.6)
14. Rental Income: The temporary dwelling shall not be a source of rental income. (ZDO 1204.04.C.7)
15. Removal / Storage: If the temporary dwelling is a manufactured dwelling or residential trailer, it shall be removed from the subject property when the permit expires or the need for care ceases, whichever first occurs. An exception to this provision may be granted if a temporary manufactured dwelling is converted to a permanent dwelling. Such a conversion shall only be allowed if the temporary dwelling complies with all applicable requirements of the Zoning and Development Ordinance for a permanent dwelling, including any that limit the number of dwelling units permitted on the subject property. If the temporary dwelling is a recreational vehicle, it shall be removed from the subject property or placed in a stored condition when the permit expires or the need for care ceases, whichever first occurs. A recreational vehicle shall be deemed to be placed in a stored condition when it ceases to be used for residential purposes and is disconnected from any on-site wastewater treatment system and all utilities other than temporary electrical connections for heating necessary to avoid physical deterioration. Storage of a recreational vehicle shall comply with all other applicable requirements of this Ordinance. (ZDO 1204.04.C.8)

APPLICABLE APPROVAL CRITERIA

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 202, 316, 1204 and 1307.

PUBLIC AND AGENCY COMMENTS

Notice was sent to applicable agencies and owners of property within 500 feet. Comments received relating to the applicable approval criteria listed above are addressed in the Findings Section. Comments from the following were received:

Estacada Fire Department comments are addressed in the advisory notes below.

FINDINGS

The findings below identify the standards and criteria that are relevant to this decision, state the facts relied upon in rendering the decision, and explain the justification for the decision.

1. **Background/Overview of Applicant's Proposal:** The applicant is proposing a Temporary Dwelling for Care to authorize the temporary placement of a recreational vehicle, in addition to the primary dwelling, for the provision of care. The care recipient, Victoria Treleaven, will reside in the temporary dwelling. The care providers, Cindy Blunk will reside in the permanent dwelling.

2. **ZDO Section 1204, *Temporary Permits***

   1204.04 TEMPORARY DWELLING FOR CARE

   A. A temporary permit for a dwelling for care requires review as a Type II application pursuant to Section 1307, Procedures, and shall be subject to the following standards and criteria:

      1. The temporary dwelling will be a manufactured dwelling, residential trailer, or recreational vehicle.

         Finding: The applicant states that the temporary dwelling will be a recreational vehicle.

         This criterion is met.

      2. The temporary dwelling will be occupied by a person or persons who require(s) care or who will provide care. This provision shall not prevent persons in addition to the care recipient(s) or the care provider(s) from occupying the temporary dwelling provided such occupancy is consistent with the remaining provisions of Subsection 1204.04.

         Finding: The applicant states that Victoria Treleaven, the care recipient, will reside in the temporary dwelling.

         This criterion is met.

      3. The temporary dwelling will be located on the same lot of record or tract as a lawfully established permanent dwelling. The permanent dwelling will be occupied by the person(s) receiving care from the occupant(s) of the temporary dwelling or by the person(s) providing care to the occupant(s) of the temporary dwelling. This provision shall not prevent persons in addition to the care recipient(s) or the care provider(s) from occupying the permanent dwelling, provided such occupancy is consistent with the remaining provisions of Subsection 1204.04.

Finding: As demonstrated on the applicant's site plan, the temporary dwelling will be located on the same tax lot as the permanent dwelling. However, not all tax lots are lots of record.

ZDO Section 202 defines a lot of record as:

1. *A lot or parcel created by a subdivision or partition plat, as defined in ORS chapter 92, filed with the Clackamas County Surveyor and recorded with the Clackamas County Clerk;*

2. *A unit of land created by a recorded deed or recorded land sales contract and in compliance with all applicable planning, zoning, and subdivision or partition ordinances and regulations, if any, in effect on the date the deed or land sales contract was signed by the parties to the deed or contract; or*

3. *A unit of land created solely to establish a separate tax account or for mortgage purposes; that did not conform to all planning, zoning, or subdivision or partition ordinances or regulations in effect on the date it was created; and that was sold prior to September 5, 2023, under the foreclosure provisions of ORS chapter 88.*

The tax lot on which both dwellings will be located, described as T3S, R4E, Section 29D, Tax Lot 00700, is a lot of record because it was created by deed 1971-30043 that identifies the property in its current configuration of 1.42 acres, and was incompliance with all planning and zoning regulations in place at the time.

The permanent dwelling was lawfully established as demonstrated by the year built was 1920 which was pre-dated building permit regulations.

The applicant states that Cindy Blunk, the care provider, will reside in the permanent dwelling.

This criterion is met.

4. *There exists a need for care. The need shall be documented by a signed statement from a licensed healthcare provider. The statement shall be dated within 90 days preceding the date the application is submitted and shall identify the care recipient, generally indicate that an age-related and/or medical condition results in a need for care, and substantiate that the type of assistance required by the patient is consistent with the type of assistance identified in the definition of care in Subsection 1204.04(B).*

Finding: The applicant has provided a signed statement from Kyle Kinderknecht, MD, a licensed healthcare provider. The statement is dated 08/20/24, which is within 90 days preceding the date this application for a temporary dwelling for care was submitted on 10/09/24. The statement

identifies the care recipient as Victoria Treleaven The statement indicates that because of medical conditions there is a need for daily assistance with care .

Subsection 1204.04(B) states, *"As used in Subsection 1204.04, care means assistance, required as a result of age or poor health, that is given to a specific person in the activities of daily living, which may include, but are not necessarily limited to, bathing, grooming, eating, medication management, ambulation, and transportation, or care means daily supervision of a specific person when such supervision is required due to cognitive impairment. As used in Subsection 1204.04, care does not include assistance with improvement or maintenance of property in the absence of a documented need for assistance with personal activities or a need for personal supervision due to cognitive impairment. Care does not include financial hardship alone."*

The statement from the healthcare provider substantiates that the care recipient requires assistance with supervision due to cognitive impairment and food preperation, which is consistent with the definition of care.

This criterion is met.

5. *There exists no reasonable housing alternative in the form of adequate housing on the subject lot of record or tract. A determination regarding the reasonableness of the care recipient and the care provider occupying the permanent dwelling together, and the reasonableness of either residing in an existing accessory dwelling unit or an existing accessory historic dwelling on the subject lot of record or tract, shall be made based on the size and floor plan of the permanent dwelling, and of any accessory dwelling unit(s) or accessory historic dwellings(s) on the lot of record or tract, with consideration for maintaining a degree of privacy and independence for both the care recipient and the care provider; and*

   Finding: Applicant states that she needs her own space to be comfortable for herself and for the family. Monitored help needed and necessary for her growth.

   This criterion is met.

6. *There exists no reasonable alternative care provider. Alternative care providers who shall be considered include:*

   a. *Other adults who live with the care recipient; and*

   b. *Other relatives of the care recipient who live nearby. This alternative shall only be considered in cases where the care recipient currently resides on the subject lot of record or tract; and*

   Finding: There are no other adults living with care recipient and there are no alternative relatives who live nearby.

This criterion is met.

7. *There is no other temporary dwelling for care on the subject lot of record or tract.*

   Finding: The applicant states that there is no other temporary dwelling for care on the subject property, and the applicant's site plan is consistent with this statement. A review of County records, including aerial photographs, tax assessment data, and permitting records, demonstrate that there are no other temporary dwellings for care on the subject property.

B. *As used in Subsection 1204.04, care means assistance, required as a result of age or poor health, that is given to a specific person in the activities of daily living, which may include, but are not necessarily limited to, bathing, grooming, eating, medication management, ambulation, and transportation, or care means daily supervision of a specific person when such supervision is required due to cognitive impairment. As used in Subsection 1204.04, care does not include assistance with improvement or maintenance of property in the absence of a documented need for assistance with personal activities or a need for personal supervision due to cognitive impairment. Care does not include financial hardship alone.*

   Finding: This provision is addressed above under 1204.04(A)(4).

C. *A temporary permit for a dwelling for care shall be subject to the following conditions of approval:*

1. *The temporary dwelling shall be connected to a sanitary sewer system or to an on-site wastewater treatment system approved by the County. The temporary dwelling shall use the same on-site wastewater treatment system used by the permanent dwelling, if that system is adequate to accommodate the additional dwelling. An exception may also be granted if more than one lawfully established on-site wastewater treatment system exists on the subject lot of record or tract.*

   Finding: Applicant demonstrates on the site plan that the recreational vehicle will be connected to the same on-site wastewater treatment system approved by the County.

   This criterion is met.

2. *The temporary dwelling shall comply with the minimum yard depth standards for primary buildings in the applicable zoning district.*

   Finding: As demonstrated on the applicant's site plan, the temporary dwelling complies with the minimum yard depth standards of the RRFF5 zone, which require a minimum front yard setback of 30ft, a minimum side yard setback of 10ft, and a minimum rear yard setback of 30ft.

This criterion is met.

3. *All water, electricity, natural gas, and sanitary sewer service for the temporary dwelling shall be extended from the permanent dwelling services. No separate meters for the temporary dwelling shall be allowed. An exception may be granted if the utility provider substantiates that separate service is required or if more than one lawfully established service exists on the subject lot of record or tract.*

   Finding: Applicant demonstrates that all utilities will be extended from the permanent dwelling and no separate meters are being granted with this permit.

   This criterion is met.

4. *The temporary dwelling shall use the same driveway entrance as the permanent dwelling, although the driveway may be extended. An exception may be granted if more than one lawfully established driveway entrance to the subject lot of record or tract exists.*

   Finding: As demonstrated on the applicant's site plan and required by a condition of approval, the temporary dwelling will use the same driveway entrance as the permanent dwelling.

   This criterion is met.

5. *The temporary dwelling shall be located within 100 feet of the permanent dwelling. This distance shall be measured from the closest portion of each structure. This distance may be increased if the applicant provides evidence substantiating that steep slopes, significant natural features, significant existing landscaping, existing structures, other physical improvements, or other similar constraints prevent compliance with the separation distance standard. The increase shall be the minimum necessary to avoid the constraint. An exception may also be granted if the temporary dwelling will be sited in the same or substantially similar location as a previous, lawfully established temporary dwelling for care.*

   Finding: As demonstrated on the applicant's site plan and required by a condition of approval, the temporary dwelling will be located within 100 feet of the permanent dwelling, as measured from the closest portion of each structure.

   This criterion is met.

6. *A written statement shall be recorded in the County deed records recognizing that a dwelling approved pursuant to Subsection 1204.04 is temporary and that the temporary permit is not transferable when the property is conveyed to another party.*

Finding: A condition of approval requires the applicant to record the deed statement.

As conditioned, this criterion is met.

7. *The temporary dwelling shall not be a source of rental income.*

   Finding: A condition of approval requires compliance with this limitation.

   As conditioned, this criterion is met.

8. *If the temporary dwelling is a manufactured dwelling or residential trailer, it shall be removed from the subject property when the permit expires or the need for care ceases, whichever first occurs. An exception to this provision may be granted if a temporary manufactured dwelling is converted to a permanent dwelling. Such a conversion shall be allowed only if the temporary dwelling complies with all applicable standards of this Ordinance for a permanent dwelling, including any that limit the number of dwelling units permitted on the subject property. If the temporary dwelling is a recreational vehicle, it shall be removed from the subject property or placed in a stored condition when the permit expires or the need for care ceases, whichever first occurs. A recreational vehicle shall be deemed to be placed in a stored condition when it ceases to be used for residential purposes and is disconnected from any on-site wastewater treatment system and all utilities other than temporary electrical connections for heating necessary to avoid physical deterioration. Storage of a recreational vehicle shall comply with all other applicable requirements of this Ordinance.*

   Finding: A condition of approval requires compliance with these standards.

   As conditioned, this criterion is met.

D. *A temporary permit for a dwelling for care may be approved for a period not to exceed two years in the EFU, TBR, and AG/F Districts and for a period not to exceed three years in any other zoning district. The permit may be renewed, subject to review as a Type II application pursuant to Section 1307, for a period not to exceed two years in the EFU, TBR, and AG/F Districts and three years in any other zoning district. A temporary permit for a dwelling for care may be renewed an unlimited number of times.*

   Finding: The subject property is located in the RRFF5 District. A condition of approval limits the permit approval period to a maximum of 3 years.

   This criterion is met.

ADVISORY NOTES

Advisory notes are not a part of the decision on this land use permit. The items listed below are not conditions of land use approval and are not subject to appeal. They are advisory and informational only but may represent requirements of other agencies/departments. As such, they may be required by these other agencies/departments in order to complete your proposed development.

1. The fire department has reviewed the proposal and has provided the following advisory notes.

   a. **THE FIRE DEPARTMENT'S ONLY COMMENT IS THAT THE LARGE PROPANE TANK AT THE FRONT OF THE RV TRAILER MAY POSE A LIFE SAFETY RISK IN THE EVENT OF A FIRE AND PREVENT THE FIREFIGHTERS FROM REACHING THE FRONT DOOR TO THE TRAILER. WE RECOMMEND MOVING IT TO THE GRASS.**

CLACKAMAS COUNTY

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

June 18, 2025

Cindy Blunk
Norman Blunk II
25850 S. Overlook Drive
Estacada, OR 97023

SUBJECT: Violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A) and 1204.04(C)

VIOLATION: V0014024

ZONING: Rural Residential Farm Forest (RRFF-5)
SITE ADDRESS: 25850 S. Overlook Dr., Estacada, OR 97023
LEGAL DESCRIPTION: T3S, R4E, Section 29D, Tax Lot 00700

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

- Noncompliance of Conditions of Approval for Temporary Dwelling for Care, Land Use file Z0402-24

VIOLATIONS & HOW TO RESOLVE

Non-Compliance of Conditions of Approval for Land Use File Z0402-24

On April 21, 2025 Land Use file Z0402-24 was approved for the temporary placement of a recreational vehicle for care. The conditions of this approval required that the temporary dwelling be connected to an on-site wastewater system within 30 days. Prior to approval of the onsite wastewater system a written statement to be recorded in the County deed records and a copy of the recorded document submitted to Planning and Zoning. In order to abate the violation, you must complete the following **no later than July 18, 2025:**

- Submit a written statement recorded in the County deed records recognizing that the temporary dwelling approved by this permit is temporary and that the temporary permit is not transferable when the property is conveyed to another party, and Provide a copy of the recorded document to Planning and Zoning and Code Enforcement, **and;**

- Contact the County's Septic & Onsite Wastewater Program at 503-742-4740 or septicInfo@clackamas.us to apply for an Authorization Notice, **and;**

- Submit required plumbing and electrical permits.

Once all of the permits are approved and issued, you will have **30 days from the date the permits are issued** to obtain all the required inspections including approved final inspections.

CONTACT INFORMATION

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

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beavercreek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties



Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of $75 ($100 beginning July 1, 2025) 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 Beavercreek 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. **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 Official Records
Catherine McMullen, County Clerk

2025-027937

$98.00

07/22/2025 10:06:01 AM

D-OD Cnt=1 Stn=2 COUNTER3
$10.00 $16.00 $62.00 $10.00

After recording, return a copy to:

Planning & Zoning
150 Beavercreek Rd., 2nd Floor DSB
Oregon City, OR 97045
(503)742-4500
c/o Cindy Blunk

TEMPORARY DWELLING FOR CARE DEED RESTRICTION

GRANTOR: Cindy/Norman Blunk

GRANTEE: **Clackamas County**

As a condition of approval for a permit for a Temporary Dwelling for Care issued by Clackamas County under Planning Division file number Z0402-24 and pursuant to Clackamas County Zoning and Development Ordinance Subsection 1204.04C6, I/we, Cindy/Norm Blunk, as owner/owners of property described as

Refer to Exhibit A

hereby recognize and agree that the dwelling approved pursuant to the above-referenced Planning Division file is temporary and that the temporary permit authorizing the dwelling is not transferable when the property is conveyed to another party.

Cindy Blunk — Property Owner's Signature — 7/3/2025 — Date

Norm Blunk — Property Owner's Signature — 7/3/2025 — Date

Reserved for Notary Use

State of Oregon-County of Clackamas.

Personally appeared before me this 3rd day of July, 2025 the above named Cindy and Norman Blunk who acknowledged the printed name(s) of signer(s)

foregoing instrument to be his/her voluntary act and deed.

OFFICIAL STAMP
HAILEY RAY ALEXANDER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1046819
MY COMMISSION EXPIRES APRIL 17, 2028

Hailey Ray Alexander
Notary Public-Oregon
My commission expires: 04/17/2028

Clackamas County Official Records
Catherine McMullen, County Clerk

2025-027937

$98.00

07/22/2025 10:06:01 AM

D-OD Cnt=1 Stn=2 COUNTER3
$10.00 $16.00 $62.00 $10.00

After recording, return a copy to:

Planning & Zoning
150 Beavercreek Rd., 2nd Floor DSB
Oregon City, OR 97045
(503)742-4500
c/o Cindy Blunk

TEMPORARY DWELLING FOR CARE DEED RESTRICTION

GRANTOR: Cindy/Norman Blunk

GRANTEE: **Clackamas County**

As a condition of approval for a permit for a Temporary Dwelling for Care issued by Clackamas County under Planning Division file number 20402-24 and pursuant to Clackamas County Zoning and Development Ordinance Subsection 1204.04C6, I/we, Cindy/Norm Blunk, as owner/owners of property described as

Refer to Exhibit A

hereby recognize and agree that the dwelling approved pursuant to the above-referenced Planning Division file is temporary and that the temporary permit authorizing the dwelling is not transferable when the property is conveyed to another party.

Cindy Blunk — Property Owner's Signature — 7/3/2025 — Date

Norm Blunk — Property Owner's Signature — 7/3/2025 — Date

Reserved for Notary Use

State of Oregon-County of Clackamas.

Personally appeared before me this 3rd day of July, 2025 the above named Cindy and Norman Blunk (printed name(s) of signer(s)) who acknowledged the foregoing instrument to be his/her voluntary act and deed.

Hailey Ray Alexander
Notary Public-Oregon
My commission expires: 04/17/2028

OFFICIAL STAMP
HAILEY RAY ALEXANDER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1046819
MY COMMISSION EXPIRES APRIL 17, 2028

From: Bautista, Diane
To: "Cindy Bertha"
Subject: RE: paperwork
Date: Thursday, July 24, 2025 8:56:54 AM

Good morning,

Thank you so much for getting the deed recorded and sending me a copy. Please complete the following so that your violation file can be closed.

Thank you.

- Contact the County's Septic & Onsite Wastewater Program at 503-742-4740 or septicInfo@clackamas.us to apply for an Authorization Notice, **and;**
- Submit required plumbing and electrical permits.

Once all of the permits are approved and issued, you will have **30 days from the date the permits are issued** to obtain all the required inspections including approved final inspections.

From: Cindy Bertha <smiliecbertha@hotmail.com>
Sent: Thursday, July 24, 2025 8:42 AM
To: Bautista, Diane <DianeBau@clackamas.us>
Subject: paperwork

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

I finally got to the notary and county offices I have been working tons of overtime jut for us to live. I cant pay any fines,

CLACKAMAS COUNTY

Citation No. 2400140

Case No. V0014024

ADMINISTRATIVE CITATION

Date Issued: January 15, 2026

Name and Address of Person(s) Cited:

Name: Cindy Blunk
Name: Norman Blunk II
Mailing Address: 25850 S. Overlook Drive
City, State, Zip: Estacada, OR 97023

Date Violation(s) Confirmed: On the 15th day of January, 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): 25850 S. Overlook Dr., Estacada, OR 97023

Legal Description: T3S, R4E Section20D, Tax Lot(s) 00700

Law(s) Violated:

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03(A) and 1204.04(C)

Description of the violation(s):

1) Noncompliance of Conditions of Approval for Temporary Dwelling for Care, Land Use file Z0402-24

Maximum Civil Penalty $2,500.00 Fine $411.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of $411.00. 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: Diane Bautista Date: January 15, 2026
Telephone No.: 503-742-4459 Department Initiating Enforcement Action: Code Enforcement

V0014024

PLEASE READ CAREFULLY!

You have been cited for the violations(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 Beavercreek Rd.
   Oregon City, OR 97045

2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

   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: _____