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

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

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



Clackamas County
www.clackamas.us



NOTICE OF HEARING

June 11, 2026

Patrick S & Veronica A Kasha
5050 SE Boardman Ave.
Milwaukie, OR 97267

RE: County of Clackamas v. Patrick S & Veronica A Kasha
File: V0052416

Hearing Date: July 9, 2026

Time: This item will not begin before 11:30 AM however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights
2. Copy of Complaint and Request for Hearing

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>

You may contact Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

- (A) You can request the opportunity to review public records and talk to County Staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
- (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
- (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.

2. Procedure. The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence; the burden is on the County to establish by a preponderance of evidence that a violation exists or existed. Either party may, at their own expense, obtain an attorney, to represent that at the hearing. If you wish to be represented by an attorney, they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.

3. Record of Proceedings. An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.

4. Hearings Officer. The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence and interpret and apply the law. After the hearing is closed, the Hearings Officer will enter written findings of fact, conclusions of law and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a final order or a continuing order. The Hearings Officer Order is the final decision of the County, and may be appealed pursuant to Oregon Law. The Hearings Officer for Clackamas County is:

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

5. Right to Recess. If, during the course of the hearing, the Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceedings be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.

6. Right to Appeal. The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearing Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, the appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A copy of the link is provided below. Once you have joined the meeting, you will be prompted to join as panelist. Please click **JOIN AS PANELIST.**

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

If you are unable to participate in a hearing through the Zoom platform, please contact Shane Potter at 503-742-4465 **within 3 calendar days of receipt of the Notice of Hearing.**

If you are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

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

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/82497084276?pwd=27hd2OuAGQollXKdUrvm7SPdRkpeiP.1>

Passcode: 990377

Phone one-tap:

+13462487799,,82497084276# US (Houston) +14086380968,,82497084276# US (San Jose)

Join via audio:

+1 346 248 7799 US (Houston)

+1 305 224 1968 US

+1 408 638 0968 US (San Jose)

+1 309 205 3325 US

+1 669 444 9171 US

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 360 209 5623 US

+1 719 359 4580 US

+1 386 347 5053 US

+1 253 205 0468 US

+1 507 473 4847 US

+1 253 215 8782 US (Tacoma)

+1 564 217 2000 US

+1 646 931 3860 US

+1 646 876 9923 US (New York)

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

Webinar ID: 824 9708 4276

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

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

환영합니다. Korean

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

BEFORE THE COMPLIANCE HEARINGS OFFICER
FOR THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

Petitioner,

v.

PATRICK S AND VERONICA A
KASHA,

Respondents.

FILE NO(S): V0052416

COMPLAINT AND REQUEST FOR HEARING

I Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents' mailing address is: 5050 SE Boardman Ave., Milwaukie, OR 97267.

2.

The Respondents own or occupies the address or location of the violation(s) of law alleged in this complaint 5050 SE Boardman Ave., Milwaukie, OR 97267, also known as T2S, R2E, Section 18CA, Tax Lot 02900, the property is zoned R-7 (Urban Low Density Residential) and is the location of violation(s) asserted by the County.

3.

On or about the 12th day of September, 2016, and on or about the 5th day of November, 2025, the Respondents violated the following laws, in the following ways:

Title 10 of the Clackamas County Solid Waste Code Section 10.03.060 for solid waste throughout the site and inoperable and/or not currently licensed vehicles. This violation is a Priority 3 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the Violation was given to Respondents in the following manner: Notice of Violation dated September 12, 2016, Notice of Violation dated September 30, 2025 and Citation and Complaint #1600524 - 1 on November 18, 2025. A copy of the notice documents are attached to this Complaint as Exhibits C, F, and H, 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

2. Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissions. Said range for a Priority 3 for a Solid Waste Code violation being \$500.00 to \$1,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed.
5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 3RD day of June, 2026



Shane Potter
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

v.

PATRICK S AND VERONICA A KASHA,

Respondents.

File No.: V0052416

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|-----------------------------------|--|
| Exhibit A | Respondents' mailing address is 5050 SE Boardman Ave., Milwaukie, OR 97267. Respondents own and/or reside on property located at 5050 SE Boardman Ave., Milwaukie, OR 97267, also known as T2S, R2E, Section 18CA, Tax Lot 02900, located within Clackamas County and located within the Metro Urban Growth Boundary. The parcel is zoned R7 (Urban Low Density Residential). Exhibit A page 2 is a 2018 aerial, page 3 is a 2022 aerial, page 4 is a 2023 aerial, page 5 is a 2024 aerial and page 6 is late 2025 aerial. |
| August 23, 2016 & August 30, 2016 | Clackamas County received complaints regarding an auto repair business operating from the driveway at the front of the house. |
| August 31, 2016
Exhibit B | A letter of allegation was mailed first class mail regarding a zoning code violation for operating an auto repair business and solid waste code violations for inoperable and not currently licensed vehicles and scrap materials, parts and debris. The letter requested contact within 10 days. The mail was not returned. |
| September 8, 2016 | Phone call between Code Enforcement Specialist (CES) Kimberly Benthin and Respondent Patrick Kasha stating that the sign above the garage is a sign he hung regarding a blacksmith shop in honor of his brother's business in Iowa and they are not operating a business there. Mr. Kasha did state he is selling a vehicle for his friend. There was an agreement to clean the area up within 45 days from this date. |

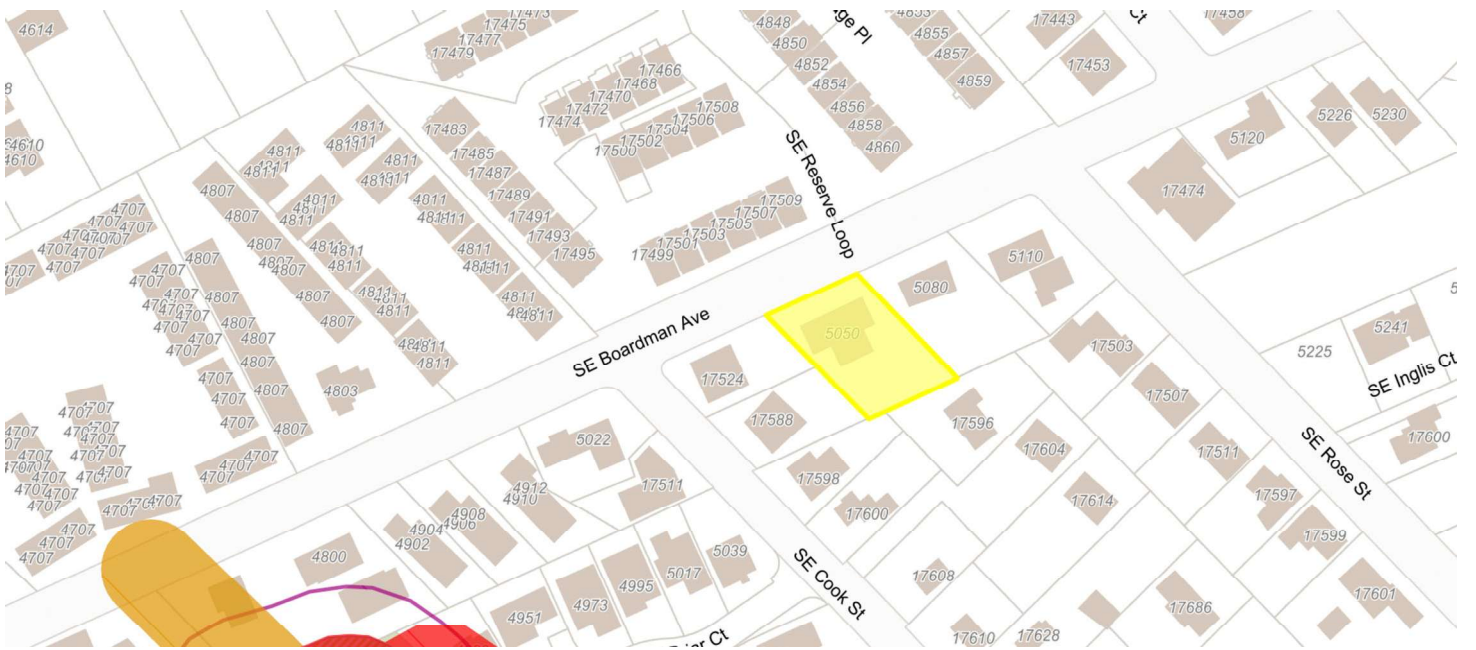
September 12, 2016 Exhibit C	Code Enforcement Specialist (CES) Kimberly Benthin prepared a Notice of Violation based on a conversation that was held with the owner of the site regarding the solid waste code violation. The letter requested compliance within 45 days of the date of the violation letter with compliance date of October 24, 2016. The violation letter was mailed first class mail the mail was not returned.
June 21, 2018 Exhibit D	CES Chris Cleland conducted a site visit and took photos. There are different vehicles on site and more debris on site.
May 22, 2019	Respondent Patrick Kasha came in and met with Kim in the lobby. Mr. Kasha stated that he has another truck to put into storage and then he will be ready for inspection.
September 10, 2025 Exhibit E	CES Benthin conducted a site visit and they remain in violation. There are 3 inoperable vehicles on site. Some of the cars were moved from the site and parked on the right-of-way.
September 30, 2025 Exhibit F	CES Shane Potter prepared a Notice of Violation for solid waste code violation for solid waste and inoperable and not currently licensed vehicles. The letter provided a deadline of October 30, 2025. The letter was mailed first class mail. The mail was not returned.
November 5, 2025 Exhibit G	CES Potter conducted a site visit and identified solid waste throughout the front of the site along with inoperable and/or not currently licensed vehicles.
November 18, 2025 Exhibit H	Citation #1600524 – 1 issued for a priority 3 solid waste code violation for solid waste and 3 inoperable and/or not currently licensed vehicles throughout the front of the property with a fine of \$308.00. The citation was mailed first class mail, the mail was not returned, and the citation has not been paid.
April 27, 2026 Exhibit I	CES Jennifer Kauppi conducted a site visit and identified solid waste, and inoperable and/or not currently licensed vehicles remain on site.
June 3, 2026	The County referred this matter to the Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of a Solid Waste and Wastes Management Code exists on the subject property, the County requests a Final Order be issued requiring the Respondents:

- Payment of Citation No. 1600524 - 1 for \$308.00 for a Priority 3 Solid Waste Code Violation.
- Assessment of a civil penalty of up to 1,500.00 for a Priority 3 Solid Waste Code violation for date cited November 18, 2025.
- Assessment of Administrative Compliance Fee of:
 - Fee calculated at a rate of \$75 per month starting September 2016 through end of June 2025, subtotaling \$7,875.00.
 - Fee calculated at a rate of \$100 per month starting July 2025 through the date of abatement or date of final order. As of the date of this report, the total is \$1,000.00.
 - This is a total administrative compliance fee of \$8,875.00.
 - The County is requesting a reduction of \$6,575.00 in the assessed administrative compliance fee due to 87 months of inactive code enforcement activity and is seeking a total administrative compliance fee of \$2,300.00 as of the date of this report and the fee would accrue until a final order is issued.
- If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondents from violating these laws in the future.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.

In the event mitigating factors are presented at the hearing and the factors warrant a Continuing Order, the County recommends the following:

- Within 30 days of the Continuing Order comply with the Solid Waste code by removing the solid waste from the site and/or placing that solid waste such as car parts and materials the owners wish to keep in properly enclosed/screened locations as detailed in the code; and,
- Also within 30 days of the Continuing Order remove all inoperable and/or not currently licensed vehicles from the site, make operable and currently license, or house within a permitted structure or development, except two vehicles may be stored behind a sight-obscuring screen, in accordance with 10.03.060(C) and shall not be visible from the road or surrounding properties.





04

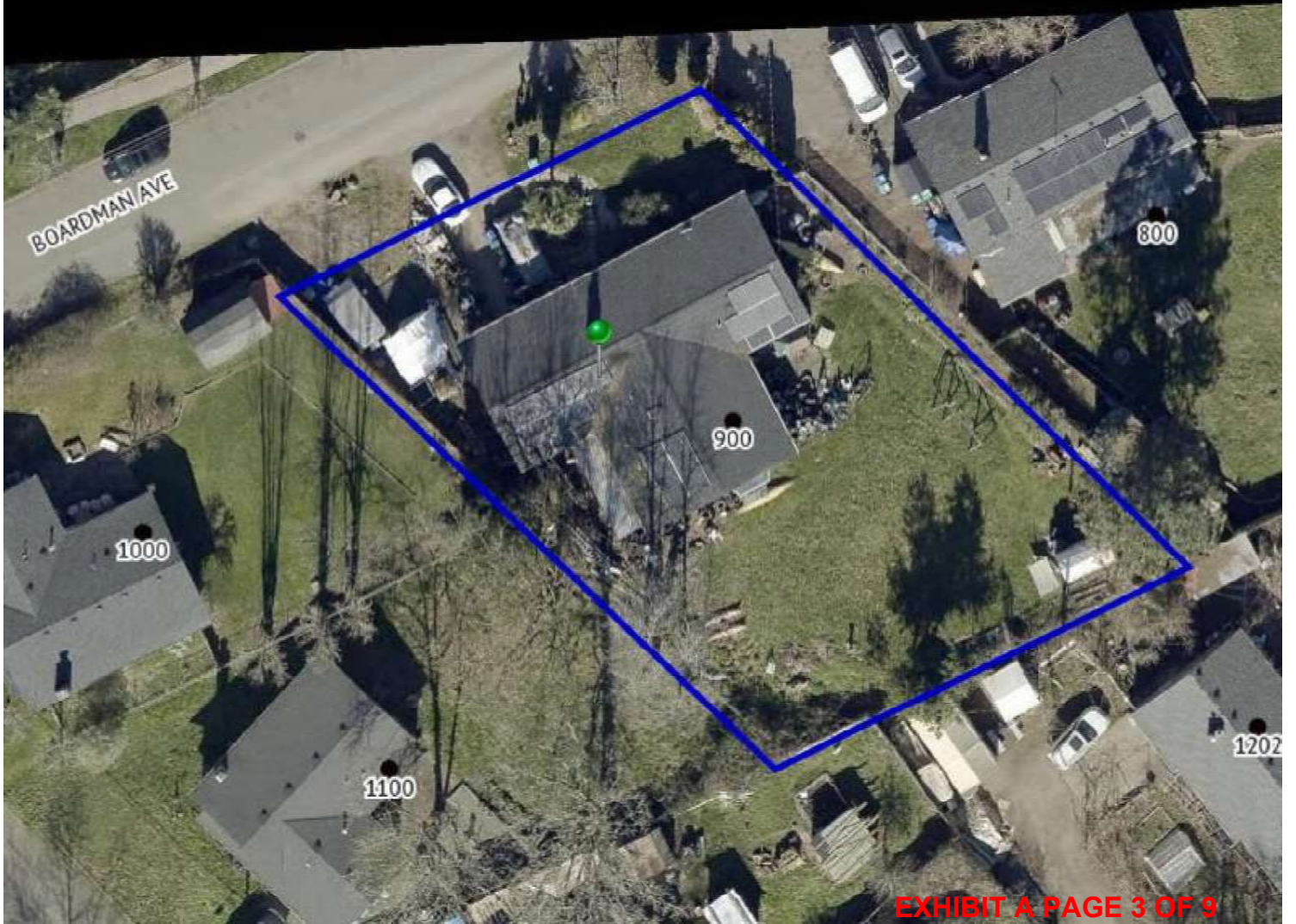
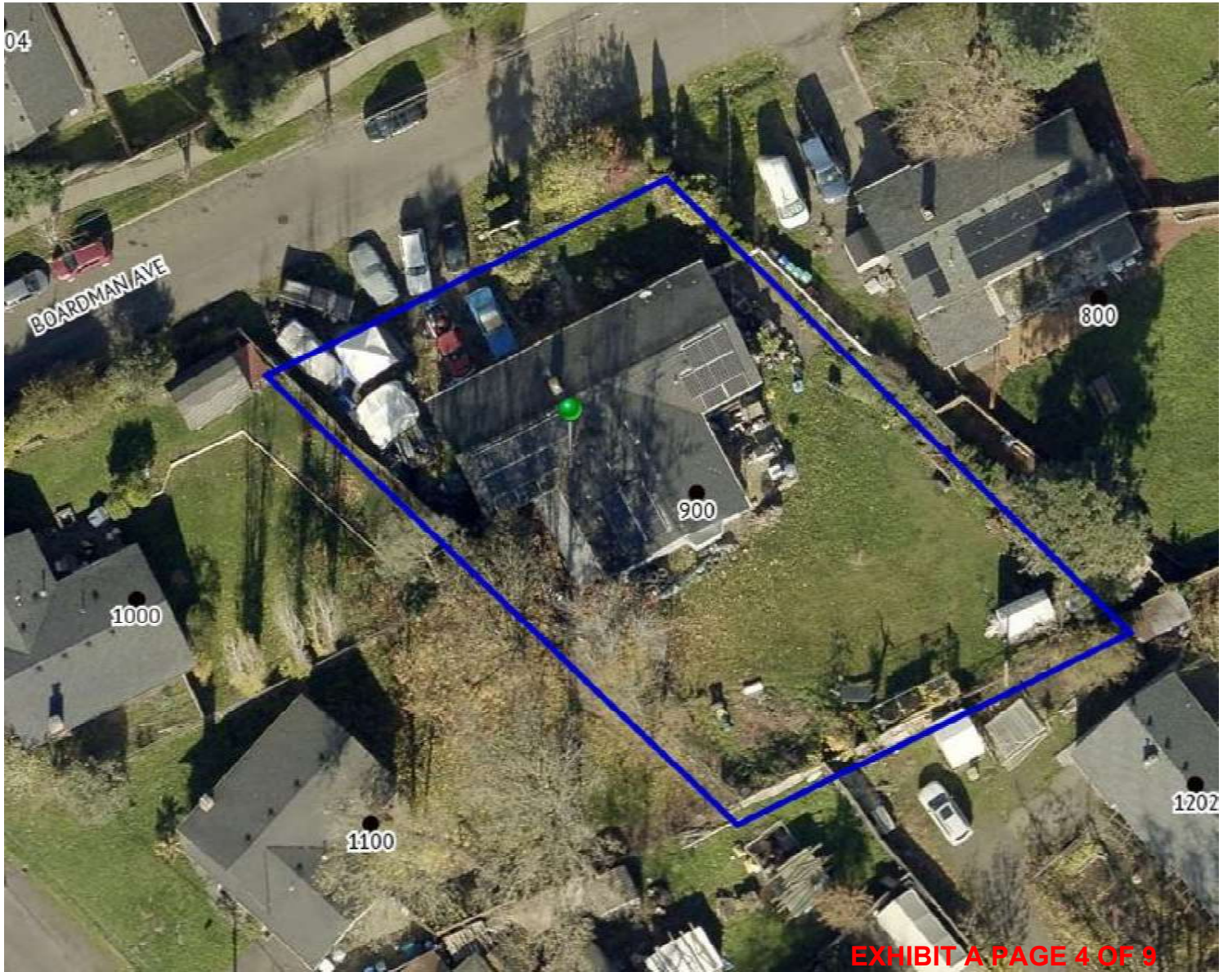
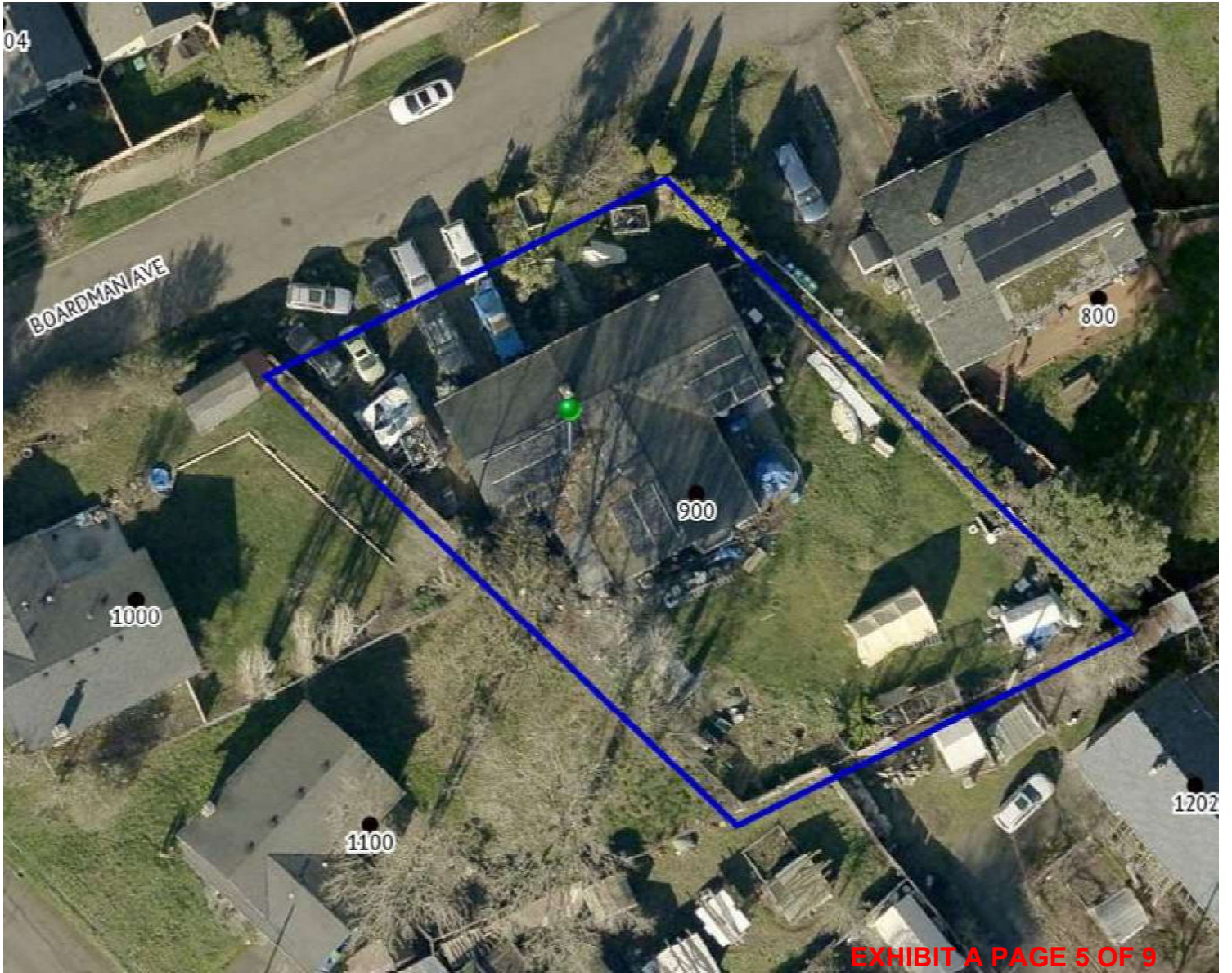


EXHIBIT A PAGE 3 OF 9







Property Account Summary



Account Number	00513670	Property Address	5050 SE BOARDMAN AVE , MILWAUKIE, OR 97267		
General Information					
Alternate Property #	22E18CA00900				
Property Description	868 ROSEDALE LT 3				
Property Category	Land &/or Buildings				
Status	Active, Locally Assessed				
Tax Code Area	062-011				
Remarks					
Tax Rate					
Description	Rate				
Total Rate	17.3761				
Property Characteristics					
Neighborhood	13021: Jennings Lodge 100, 101				
Land Class Category	101: Residential land improved				
Building Class Category	13: Single family res, class 3				
Year Built	1960				
Change property ratio	1XX				
Related Properties					
No Related Properties Found					
Parties					
Role	Percent	Name	Address		
Taxpayer	100	KASHA PATRICK S	5050 SE BOARDMAN AVE, MILWAUKIE, OR 97267		
Owner	100	KASHA PATRICK S	5050 SE BOARDMAN AVE, MILWAUKIE, OR 97267		
Owner	100	KASHA VERONICA A	5050 SE BOARDMAN AVE, MILWAUKIE, OR 97267		
Property Values					
Value Type	Tax Year 1	Tax Year 2	Tax Year 3	Tax Year 4	Tax Year 5
AVR Total	\$259,518	\$251,960	\$244,622	\$237,498	\$230,581
Exempt					
TVR Total	\$259,518	\$251,960	\$244,622	\$237,498	\$230,581
Real Mkt Land	\$279,706	\$276,642	\$273,576	\$270,510	\$235,260



Clackamas County Official Records
Sherry Hall, County Clerk

2012-075926

11/19/2012 12:23:52 PM

D-D Cnt=1 Stn=6 KARLYNWUN
\$10.00 \$16.00 \$10.00 \$17.00

\$53.00

After recording return to:
Patrick S. Kasha and Veronica A.
Kasha
5050 SE Boardman Avenue
Milwaukie, OR 97267

Until a change is requested all tax
statements shall be sent to the
following address:
Patrick S. Kasha and Veronica A. Kasha
5050 SE Boardman Avenue
Milwaukie, OR 97267

File No.: 7000-1975924 (GJM)
Date: October 12, 2012

STATUTORY WARRANTY DEED

Judy Nolan, Grantor, conveys and warrants to **Patrick S. Kasha and Veronica A. Kasha**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 3, ROSEDALE, in the County of Clackamas and State of Oregon.

Subject to:

1. The Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$205,000.00**. (Here comply with requirements of ORS 93.030)

1975924-10

FIRST AMERICAN



August 31, 2016

Patrick S & Veronica A Kasha
5050 SE Boardman Ave
Milwaukie, OR 97267

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 315 and the Solid Waste Code, Title 10,
Section 10.03.060 of the Clackamas County Code**

Site Address: 5050 SE Boardman Ave, Milwaukie, OR 97267
Legal Description: T2S, R2E, Section 18CA, Tax Lot 900

It has come to the attention of Clackamas County Code Enforcement that an auto repair business may be operating from the above referenced property and there may be an accumulation of solid waste including but not limited to inoperable and/or non-currently licensed vehicles, car parts, scrap metal and other miscellaneous debris.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 315 and the Solid Waste Code, Title 10, Section 10.03.060 of the Clackamas County Code.

Please contact me within ten (10) days of the date of this letter in order to discuss this matter. My e-mail address is kimben@co.clackamas.or.us and my telephone number is 503-742-4457.

KIMBERLY BENTHIN
Code Compliance 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 when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County in its discretion may waive all or part of the \$75 per month administrative fee.*



September 12, 2016

Patrick S. and Veronica A Kasha
5050 SE Boardman Ave
Milwaukie, OR 97267

Subject: Violation of the Clackamas County Zoning and Development Ordinance and the Solid Waste and Waste Management Code Chapter 10.03

**Address: 5050 SE Boardman Ave., Milwaukie, OR 97267
T2S, R2E, Section 18CA, Tax Lot 900**

This letter is in follow up to a telephone conversation with Patrick Kasha held on September 8, 2016 regarding the complaints of an operating auto repair on the above referenced property. We discussed the Solid Waste and Waste Management Code Chapter 10.03 and how the Clackamas County Zoning and Development Ordinance would apply for repairing and selling autos not belonging to anyone that resides on the subject property.

Patrick stated that he is not operating an auto repair business the sign is in homage of his brother. It was agreed upon the above referenced property would be made compliant with the Solid Waste and Waste Management Code, within 45 days of the conversation.

The subject property is currently zoned Urban Low Density Residential R-7 Section 315. In this zone, home occupations are allowed subject to the performance standards and permit requirements set forth in Section 822 of the Clackamas County Zoning and Development Ordinance. A recent review of County records finds no such permit has been issued for this use. As long as an auto repair business is not operating on site the property will be in compliance with the Clackamas County Zoning and Development Ordinance

Please abate the violations of the Solid Waste and Waste Management Code, by utilizing the following options for all inoperable and/or not currently licensed vehicles which includes motorcycles, boats and/or boat trailers, and/or motor-homes, travel trailers, etc., **no later than October 24, 2016:**

1. Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or,**
2. Render the inoperable and/or not currently licensed vehicles, operable and licensed to persons currently residing on the subject property, **and/or,**
3. Place the inoperable and/or not currently licensed vehicles that are owned by persons currently residing on the subject property inside a permitted structure, **and/or,**
4. Screen no more than two vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Chapter 10.03.060 (C)) . Please note: placing items and vehicles under tarps or tarp structures does not remedy the violation. **And**
5. Remove all putrescible waste, solid waste including but not limited to automotive parts, tires and miscellaneous debris.

This accumulation of solid waste causes a condition of unsightliness and is a safety and health hazard and, therefore, violates the Clackamas County Code, Chapter 10.03, Solid Waste and Waste Management. Your cooperation is solicited to store out of sight all articles of solid waste that you wish to keep and to remove the remainder to an authorized disposal facility. Additionally, all putrescible waste must be stored in a rodent-proof container with a tight-fitting lid and removed to an authorized disposal facility a minimum of **once every seven (7) days**. Covering solid waste with a tarp or tarp like structure does not remove the items from violation.

If you have any questions my direct telephone number is 503-742-4457 and my email is kimben@co.clackamas.or.us.



Kimberly Benthin
Code Enforcement Section

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 an administrative fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The 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 are 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 waive all or part of the \$75 per month administrative fee.

Unpaid fines, administrative fees, civil penalties and abatement costs may be recorded as a lien against property owned by any of the parties either jointly or separately.

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.

Finally, recurrences of abated violations will result in the issuance of a citation without prior notice.

Clackamas County Code Chapter 10.03 Solid Waste and Wastes Management

(The entire code can be found on the Clackamas County website)

Excerpts:

10.03.060 Solid Waste or Wastes Accumulation Prohibited

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

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

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

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

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

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

In addition to the minimum fencing requirements, wood, metal, masonry fences or combination thereof greater than six (6) feet in height are subject to County review pursuant to the Oregon State Uniform Building Code, and all earthen berms are subject to County review pursuant to the County's Grading and Excavation Chapter. For purposes of this chapter, no sight obscuring screen shall be located, placed, constructed or installed contrary to the Clackamas County Zoning and Development Ordinance."

10.03.030 Definitions

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

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

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



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NOTICE OF VIOLATION

September 30, 2025

Violation No.: V0052416

Patrick S & Veronica A Kasha
5050 SE Boardman Ave.
Milwaukie, OR 97267

RE: CLACKAMAS COUNTY NO. V0052416

CLACKAMAS COUNTY CODE SECTIONS VIOLATED:

1. CLACKAMAS COUNTY CODE TITLE 10: FRANCHISES – SOLID WASTE AND WASTES MANAGEMENT – CHAPTER 03.060(A, B.1, 9, 10, & 11) - SOLID WASTE OR WASTES ACCUMULATION PROHIBITED

SITE ADDRESS: 5050 SE Boardman Ave., Milwaukie, OR 97267
LEGAL DESCRIPTION T2S, R2E, SECTION 18CA, TAX LOT 00900

Dear Patrick & Veronica Kasha;

I recently took over a long ongoing violation regarding an auto repair business and solid waste code violation at the location listed in this letter. After my review and a site visit I confirmed the solid waste violation including numerous inoperable and/or not currently licensed vehicles. At this time a business was not identified, however if a business is identified at any point a violation may be added to this complaint or a new complaint started and addressed. To abate the violation(s) you must complete the following **NO LATER THAN: October 30, 2025**

SOLID WASTE THROUGHOUT THE FRONT OF THE SITE AND NUMEROUS INOPERABLE AND/OR NOT CURRENTLY LICENSED VEHICLES

There is solid waste throughout the front of the site. There are also numerous inoperable and/or not currently licensed vehicles throughout the site. To abate the violations, complete the following:

1. Remove all putrescible waste (such as food scraps, sewer, and other debris that create a health hazard), solid waste, including but not limited to, automotive parts, tires, appliances, equipment, furniture, scrap metal, and miscellaneous debris to an authorized disposal facility. All putrescible waste must be stored in a rodent proof container with tight-fitting lid and removed to an authorized disposal facility a minimum of once every 7 days. Covering solid waste with a tarp does not remove the items from violation. For a definition of solid waste please go to Title 10.03.030 (59), and/or;
2. Place the items that you wish to keep code compliant, by screening them from view or placed within a compliant structure for such use.

3. Inoperable and/or not currently licensed vehicles that include, but not limited to, motorcycles, boats, and/or boat trailers, and/or motorhomes, and travel trailers, etc., Abate the violation by the deadline listed above by:
 - a. Remove the inoperable and/or not currently licensed vehicles from the subject property, and/or;
 - b. Render the inoperable and/or not currently licensed vehicles, operable and licensed, and/or;
 - c. Place the inoperable and/or not currently licensed vehicles inside a permitted structure, and/or;
 - d. Screen no more than 2 vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (c)). Please note placing items under tarps or tarp like structures does not remedy the violation.

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.



Shane Potter
Code Enforcement Specialist
Clackamas County Code Enforcement
Phone: 503-742-4465
spotter@clackamas.us

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for citation fine amounts of up to \$514 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 the 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.





















Citation No. 1600524 - 1

Case No. V0052416

ADMINISTRATIVE CITATION

Date Issued: November 18, 2025

Name and Address of Person(s) Cited:

Name: Patrick S & Veronica A Kasha
Mailing Address: 5050 SE Boardman Ave.
City, State, Zip: Milwaukie, OR 97267

Date Violation(s) Confirmed: On the 5th day of November, 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): 5050 SE Boardman Ave., Milwaukie, OR 97267

Legal Description: T2S, R2E Section18CA, Tax Lot 00900

Law(s) Violated:

Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B.1, B.9, B.10 & B.11)

Description of the violation(s):

- 1) Solid waste and more than 3 Inoperable and/or not currently licensed vehicles throughout the front of the property.

Maximum Civil Penalty \$1,500.00

Fine \$308.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$308.00. 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: Shane Potter
Telephone No.: 503-742-4465

Date: November 18, 2025
Department Initiating Enforcement Action: Code Enforcement

V0052416 – 5050 SE Boardman Ave.

PLEASE READ CAREFULLY!

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

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

Options:

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

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation number and Case number; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Until the violation is abated a monthly administrative compliance fee is being assessed.
4. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____



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