



Community Development

**JUNE 21, 2023**  
**COOS COUNTY**  
**HEARINGS OFFICER DOCKET**

Jim Coffey, Coos County Hearings Officer

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Coos County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, call at least 24 hours in advance to the meeting the Coos County Planning Department at (541) 396-7701 or email [planning@co.coos.or.us](mailto:planning@co.coos.or.us).

- I. Arraignments:  
NONE
  
- II. Hearings:
  - A. File Number AV-21-027 Ridge River Inc./ Lawrence Hollingsworth- Cited March 28, 2023 for Solid Waste, Recreational Vehicles as dwellings and unpermitted RV Park/ Campground.
  
- III. Continuations:
  - A. File Number AV-18-038, Kevin Dubisar- Cited February 16, 2023 for Solid Waste and Recreational Vehicles as a Dwelling.
  - B. AV-14-024 & AV-16-123, Willy Joe Jenkins- Cited on February 9, 2023 and March 8, 2023 for Solid Waste and Recreational Vehicles as Dwellings.
  - C. File Number AV-18-023, Kimberly Keady – Cited March 2, 2023 for Solid Waste and Recreational Vehicle as a Dwelling.
  
- IV. Next Proceeding: August 16, 2023



# Coos County Code Violations Citation

Case No. **AV-21-027**

**YOUR HEARINGS OFFICER APPEARANCE DATE, TIME, AND LOCATION ARE:**  
On April 26, 2023 at 9:00 am am/pm at the main conference room in the Owen Building located at 201 North Adams St., Coquille, Oregon 97423.

**Please carefully read the Summons attached hereto for important information regarding your options under the Coos County Code.**

**The undersigned certifies and says that the following person(s):**

Name: Lawrence Hollingsworth

Mailing Address: PO Box 1005 Bandon, OR 97411

Telephone Number: \_\_\_\_\_

DOB: \_\_\_\_\_

**At the following time and place in Coos County, Oregon:**

On or about of date incident occurred: November 2021 and continuing thereafter

At the following location(s): 89039 Brown Ln. Bandon, OR 97411

**Did then and there commit the following offense(s):**

Coos County Code 07.01.110 Solid Waste Accumulation

Coos County Zoning and Land Development Ordinance Section 4.6.110 (OAR 660-006-0025)


Unauthorized use of RV(s) as dwellings. and unpermitted RV Park/ Campground

**Attached is a full report of the incident.**

**I hereby swear/affirm that under applicable law I have sufficient ground to and do believe that the above-mentioned defendant/person committed the above violation(s) and I have served the defendants/person with this citation in accordance with Section 11.07.080.**

March 30, 2023

Date Issued



Signature of Code Enforcement Specialist

Michael Baumer, Compliance and Land Specialist

Printed Name

Contact: Coos County Community Development

541-396-7786

[codeenforcement@co.coos.or.us](mailto:codeenforcement@co.coos.or.us)



IN THE MATTER OF CODE ENFORCEMENT  
HEARING PROCEEDING BEFORE THE  
COOS COUNTY HEARINGS OFFICER  
RECORD OF PROCEEDINGS AND JUDGMENT

County File Number: AV- 21 - 027

Date of Appearance: April 26, 2023

Person(s) that received Citation:

Date of Citation:

Ridge River Inc. / Lawrence Hollingsworth

March 28, 2023

County Official that issued the Citation:

Michael Baumer, Compliance And Land Specialist

Other County Staff in Attendance:

Jill Rolfe, Michael Baumer, Amy Dibble

Plea of Person(s) that received the  
to the following alleged violations:

Guilty

Not Guilty

No Contest

Recreational Vehicle as dwellings  
Unpermitted Campground/RV Park

Resolution:

Time and place of hearing to consider the merits of a not guilty plea: June 21, 2023

9:00 am

Fine in the amount of:

Deferred fine amount:

Plan of Compliance set as follows:

Failure to appear at the time and place set for the hearing will result in guilty verdict and a fine.

Hearings Officer Signature

Dated this 26th day of April, 2023

Notice of Right to Appeal:

1. The decision of the Hearings Officer can only be appealed to the Coos County Circuit Court by a Writ of Review as provided in Oregon Revised Statutes, Chapter 34;
2. A petition for a Writ of Review must be filed with the Coos County Circuit Court within 60 days of the date of the decision as contained in the written Judgment signed by the Hearings Officer;
3. The petition must be signed by the plaintiff and describe the decision or determination with convenient certainty, specifically setting forth the errors alleged to have been committed at the hearing.
4. Please understand that filing for a Writ of Review in the Coos County Circuit Court is technical legal work. You are urged to consider the use of an attorney to help you with your case. If you want to seek legal advice you may contact the Oregon State Bar at 503-620-0222, toll free in Oregon at 1-800-452-8260, however staff there can not provide you with legal advice. You can also contact the Lawyer Referral Service at 503-684-3763, toll free in Oregon at 1-800-452-7636.

Additional Comments or Instruction:

If you would like the County Hearings Officer to re-evaluate the compliance the following steps will need to be completed.

1. You file a written request for the Hearings Officer to review the judgment entered in this cases and in the written request cite the reasons for the request and the relief wanted;
2. The written request shall be sent to the following address: Coos County Community Development, Attn: Hearings Officer; 60 E. Second St., Coquille, OR 97423;
3. Advise that after the written request is received, a hearing will be set to have the Hearing Officer (HO) consider his request;
4. Notice of the date and time of the hearing will be mailed to the person cited at the last known address, or at the address that is cited on the written request;
5. Must be personally present at the date and time set for the hearing and, if not, the matter won't be considered by the Hearings Officer and no modification will be made to the judgment;
6. After the hearing, the Hearings Officer will make a decision on whether or not to modify the judgment entered in each of the cases.



IN THE MATTER OF CODE ENFORCEMENT  
HEARING PROCEEDING BEFORE THE  
COOS COUNTY HEARINGS OFFICER  
RECORD OF PROCEEDINGS AND JUDGMENT

County File Number: AV- 18 - 038

Date of Appearance: March 22, 2023

Person(s) that received Citation:

Date of Citation:

Kevin Dubisar

February 16, 2023

County Official that issued the Citation:

Michael Baumer, Compliance and Land Specialist

Other County Staff in Attendance:

Jill Rolfe, Michael Baumer, Amy Dibble

Plea of Person(s) that received the  
to the following alleged violations:

Guilty

Not Guilty

No Contest

Solid Waste

Recreational Vehicles as Dwellings

Resolution:

Time and place of hearing to consider the merits of a not guilty plea: April 26, 2023 @ 9:00 am

Fine in the amount of:

Deferred fine amount:

Plan of Compliance set as follows:

Failure to appear at the time and place set for the hearing will result in guilty verdict and a fine.

Hearings Officer Signature

Dated this 22nd day of March, 2023

Notice of Right to Appeal:

1. The decision of the Hearings Officer can only be appealed to the Coos County Circuit Court by a Writ of Review as provided in Oregon Revised Statutes, Chapter 34;
2. A petition for a Writ of Review must be filed with the Coos County Circuit Court within 60 days of the date of the decision as contained in the written Judgment signed by the Hearings Officer;
3. The petition must be signed by the plaintiff and describe the decision or determination with convenient certainty, specifically setting forth the errors alleged to have been committed at the hearing.
4. Please understand that filing for a Writ of Review in the Coos County Circuit Court is technical legal work. You are urged to consider the use of an attorney to help you with your case. If you want to seek legal advise you may contact the Oregon State Bar at 503-620-0222, toll free in Oregon at 1-800-452-8260, however staff there can not provide you with legal advice. You can also contact the Lawyer Referral Service at 503-684-3763, toll free in Oregon at 1-800-452-7636.

Additional Comments or Insutruction:



IN THE MATTER OF CODE ENFORCEMENT  
HEARING PROCEEDING BEFORE THE  
COOS COUNTY HEARINGS OFFICER  
RECORD OF PROCEEDINGS AND JUDGMENT

County File Number: AV- 18 - 038

Date of Appearance: April 26, 2023

Person(s) that received Citation:

Date of Citation:

Kevin Dubisar

February 16, 2023

County Official that issued the Citation:

Michael Baumer, Compliance And Land Specialist

Other County Staff in Attendance:

Jill Rolfe, Michael Baumer, Amy Dibble

Plea of Person(s) that received the  
to the following alleged violations:

Guilty

Not Guilty

No Contest

Solid Waste  
Recreation Vehicles as Dwelling

Resolution:

Time and place of hearing to consider the merits of a not guilty plea:

Fine in the amount of:

Deferred fine amount:

Plan of Compliance set as follows:

Will make an appointment with Michael Baumer, Compliance and Land Specialist at least ten days prior to the June 21, 2023 to confirm compliance with Recreational Vehicles (snack shack and office) and to confirm if additional steps are needed to remove solid waste to be in compliance with the Coos County Code.

Failure to appear at the time and place set for the hearing will result in guilty verdict and a fine.

Hearings Officer Signature

Dated this 26th day of April, 2023



IN THE MATTER OF CODE ENFORCEMENT  
HEARING PROCEEDING BEFORE THE  
COOS COUNTY HEARINGS OFFICER  
RECORD OF PROCEEDINGS AND JUDGMENT

County File Number: AV-14-024

Date of Appearance: February 22, 2023

Person(s) that received Citation:  
Willy Joe Jenkins

Date of Citation: February 9, 2023

County Official that issued the Citation:  
Michael Baumer, Compliance and Land Specialist

Other County Staff in Attendance:  
Jill Rolfe, Director  
Michael Baumer, Compliance and Land Specialist  
Amy Dibble, Business Operations Manager

Plea of Person(s) that received the citation:  Guilty  Not Guilty to the following alleged

violations:

Solid Waste  
Recreational Vehicles as Dwellings

Resolution:

Time and place of hearing to consider the merits of a not guilty plea:

Fine in the amount of: \$1,000 per day, per violation starting on February 22, 2023

Deferred fine amount:

Plan of Compliance set as follows:

Failure to appear at the time and place set for the hearing will result in guilty verdict and a fine.

Hearings Officer Signature



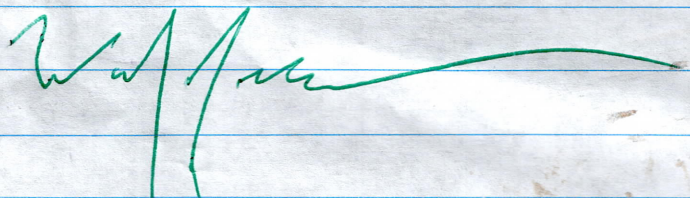
AV-14-24

62678 Seven Devils Rd

Garbage piles in front and side yards have been cleaned up  
Majority of tires have been recycled  
Tires remaining are planned to be used as retaining wall on backside of property.  
Junk cars have been taken to recycle center except 2 I believe unsure as I am currently unable to go to this property due to legal reasons until further notice. Also currently in process of eviction to tenant living in the home. As for Sewage concerns a porta potty is on site.

Recreational Campers & RV are an on going issue that I'm dealing with as most of them were dumped on my property during the six years I was incarcerated, none of which are being used for living quarters.

Much progress has been done, unfortunately until I am notified by the courts that I can return to the property I am at the mercy of others for future progress.





## Coos County Community Development

Mailing Address: 225 N. Adams, Coquille, Oregon

Building Codes Department – (541) 266-1098 - 1155 S 5th St., Coos Bay OR 97420

Planning Department – (541) 396-7770 – 60 E. Second St. Coquille OR 97423

[www.co.coos.or.us](http://www.co.coos.or.us)

TDD (800) 735-2900

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June 8, 2023

### Property Information:

Property Owner: Willy Joe Jenkins  
58435 Seven Devils Rd  
Bandon, OR 97411

Situs Address: 62678 Seven Devils RD  
Coos Bay, OR 97420

File #: AV-14-024 & AV-16-123

Account #: 577801 & 767811, 767801

Map #: 26S14W1500-01600

Acres: 2.00 & 20.00

Zone: Rural Residential & FOREST (F)

Special  
Development  
Consideration: Watershed Potential Reservoir (WPR)  
FOREST MIXED USE (MU)  
NATURAL HAZARD- WILDFIRE (NHWF)



## Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: E. Second St., Coquille, Oregon

(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900

[planning@co.coos.or.us](mailto:planning@co.coos.or.us)

Jill Rolfe, Planning Director

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On February 22, 2023 and March 22, 2023 you were Summoned to appear before the Coos County Hearings Officer about the on-going violations on your property located at 58433 Seven Devils Rd. Bandon, OR 97411 and your property located at 62678 Seven Devils Rd. Coos Bay, OR 97420 You failed to appear to both of these Hearings and were subsequently found guilty. A fine of \$1000.00 per day, per property, was levied against you. Attached you will find a summons to Appear before the Coos County Hearings Officer. You must appear on June 28, 2023 at 9:00 am, at the Main Conference room in the Owens Building located at 201 North Adams St., Coquille, OR 97423.

X

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Michael Baumer  
Compliance and Land Specialist



# Coos County Code Violations Citation

Case No. **AV-14-24**

**YOUR HEARINGS OFFICER APPEARANCE DATE, TIME, AND LOCATION ARE:**  
On June 28, 2023 at 9:00 am am/pm at the main conference room in the Owen Building located at 201 North Adams St., Coquille, Oregon 97423.

**Please carefully read the Summons attached hereto for important information regarding your options under the Coos County Code.**

**The undersigned certifies and says that the following person(s):**

Name: Willy Joe Jenkins  
Mailing Address: 58435 Seven Devils Rd, Bandon, OR 97411  
Telephone Number: \_\_\_\_\_  
DOB: \_\_\_\_\_

**At the following time and place in Coos County, Oregon:**

On or about of date incident occurred: November 5, 2014 and continuing thereafter

At the following location(s): 62678 Seven Devils Rd., Coos Bay, OR 97420

**Did then and there commit the following offense(s):**

Solid Waste Violation - CCZLDO 2.1.200  
RV as Dwelling - OAR 918-650-0005  
\_\_\_\_\_

**Attached is a full report of the incident.**

**I hereby swear/affirm that under applicable law I have sufficient ground to and do believe that the above-mentioned defendant/person committed the above violation(s) and I have served the defendants/person with this citation in accordance with Section 11.07.080.**

6/08/2023  
Date Issued

\_\_\_\_\_  
Signature of Code Enforcement Specialist

Michael Baumer, Compliance and Land Specialist  
Printed Name

Contact: Coos County Community Development  
541-396-7786  
[codeenforcement@co.coos.or.us](mailto:codeenforcement@co.coos.or.us)



IN THE MATTER OF CODE ENFORCMENT  
HEARING PROCEEDING BEFORE THE  
COOS COUNTY HEARINGS OFFICER  
RECORD OF PROCEEDINGS AND JUDGMENT

County File Number: AV-14-024

Date of Appearance: February 22, 2023

Person(s) that received Citation:  
Willy Joe Jenkins

Date of Citation: February 9, 2023

County Official that issued the Citation:  
Michael Baumer, Compliance and Land Specialist

Other County Staff in Attendance:  
Jill Rolfe, Director  
Michael Baumer, Compliance and Land Specialist  
Amy Dibble, Business Operations Manager

Plea of Person(s) that received the citation:  Guilty  Not Guilty to the following alleged

violations:

Solid Waste  
Recreational Vehicles as Dwellings

Resolution:

Time and place of hearing to consider the merits of a not guilty plea:

Fine in the amount of: \$1,000 per day, per violation starting on February 22, 2023

Deferred fine amount:

Plan of Compliance set as follows:

Failure to appear at the time and place set for the hearing will result in guilty verdict and a fine.

Hearings Officer Signature



IN THE MATTER OF CODE ENFORCEMENT  
HEARING PROCEEDING BEFORE THE  
COOS COUNTY HEARINGS OFFICER  
RECORD OF PROCEEDINGS AND JUDGMENT

County File Number: AV- 16 - 123

Date of Appearance: March 22, 2023

Person(s) that received Citation:

Date of Citation:

Willy Joe Jenkins

March 8, 2023

County Official that issued the Citation:

Michael Baumer, Compliance and Land Specialist

Other County Staff in Attendance:

Jill Rolfe, Michael Baumer, Amy Dibble

Plea of Person(s) that received the  
to the following alleged violations:

Guilty

Not Guilty

No Contest

Solid Waste

Recreational Vehicles as Dwellings

Resolution:

Time and place of hearing to consider the merits of a not guilty plea:

Fine in the amount of: \$,1000.00 per day

Deferred fine amount:

Plan of Compliance set as follows:

Failure to appear at the time and place set for the hearing will result in guilty verdict and a fine.

Hearings Officer Signature

Dated this 22nd day of March, 2023

**Notice of Right to Appeal:**

1. The decision of the Hearings Officer can only be appealed to the Coos County Circuit Court by a Writ of Review as provided in Oregon Revised Statutes, Chapter 34;
2. A petition for a Writ of Review must be filed with the Coos County Circuit Court within 60 days of the date of the decision as contained in the written Judgment signed by the Hearings Officer;
3. The petition must be signed by the plaintiff and describe the decision or determination with convenient certainty, specifically setting forth the errors alleged to have been committed at the hearing.
4. Please understand that filing for a Writ of Review in the Coos County Circuit Court is technical legal work. You are urged to consider the use of an attorney to help you with your case. If you want to seek legal advise you may contact the Oregon State Bar at 503-620-0222, toll free in Oregon at 1-800-452-8260, however staff there can not provide you with legal advice. You can also contact the Lawyer Referral Service at 503-684-3763, toll free in Oregon at 1-800-452-7636.

**Additional Comments or Insutruction:**



# Coos County Community Development

250 N. Baxter  
Coquille OR 97423  
Phone 541-396-7770  
Email: [planning@co.coos.or.us](mailto:planning@co.coos.or.us)

**Bill To:**

**For Project**

Customer Name            Willy Joe Jenkins  
Customer Address        C/O Robert S. Miller III, Atty  
                                  1010 1st St. SE, STE 210  
City, State, Zip            Bandon, OR, 97411-9309

AV-16-123 Jenkins

Expense Description	Expense Date	Expense Code	Expense Amount
Fine for Violation	3/22/2023	Other	\$79,000.00
Total Expenses			\$79,000.00

**The fine will continue to accrue at the rate of \$1,000.00 a day until the property is brought into compliance.**

Total Billables	\$0.00
Total Expenses	\$79,000.00
Total Payments	\$0.00
Outstanding	\$79,000.00

Make all checks payable to Coos County.

If you have any questions concerning this invoice please contact staff. If payment is not received within 30 days a rebilling fee of \$20.40 will be added to your account.





# Coos County Community Development

250 N. Baxter  
Coquille OR 97423  
Phone 541-396-7770  
Email: [planning@co.coos.or.us](mailto:planning@co.coos.or.us)

**Bill To:**

Customer Name            Willy Joe Jenkins  
Customer Address        58435 Seven Devils Road  
  
City, State, Zip            Bandon, OR, 97411-9309

**For Project**

AV-14-024 Jenkins

Expense Description	Expense Date	Expense Code	Expense Amount
Fine for Violation	2/22/2023	Other	\$107,000.00
<b>Total Expenses</b>			<b>\$107,000.00</b>

**The fine will continue to accrue at the rate of \$1,000.00 a day until the property is brought into compliance.**

Total Billables	\$0.00
Total Expenses	\$107,000.00
Total Payments	\$0.00
Outstanding	\$107,000.00

Make all checks payable to Coos County.

If you have any questions concerning this invoice please contact staff. If payment is not received within 30 days a rebilling fee of \$20.40 will be added to your account.

**A COPY OF THE CITATION ATTACHED WITH THIS SUMMONS WILL BE FILED WITH THE COOS COUNTY  
HEARINGS OFFICER**

**READ CAREFULLY**

You have been charged with a Violation. You must complete one of the options listed below:

**Option 1.** Entry a plea of not guilty and request a hearing in front of the Coos County Hearings Officer by one of the following methods:

- A. Appear in front of the hearings officer and request a hearing on June 28, 2023 at 9:00am at the main conference room in the Owen Building located 201 North Adams St., Coquille, Oregon 97423.
- B. Request a hearing in writing by completing all of the following before June 28, 2023.
  - a. Sign/date here: \_\_\_\_\_ (signature)  
\_\_\_\_\_ (date)
  - b. Send by mail, or take to the Coos County Community Development Department, this citation by itself or with a written request for a hearing.

**IMPORTANT:** You have a right to a hearing. The Hearings Officer will give you notice of the time and place when you **MUST** appear in person and may impose penalties if you do not appear. If the Hearings Officer finds at the hearing that you are guilty, the Hearings Office cannot impose a fine that is less than the minimum fine amount. The Hearings Officer will not impose a fine if you are found not guilty.

**Option 2.** Admit or plead no contest to the violation(s) and pay the County the amount of the presumptive fine written on the front of this citation. If the Hearings Officer accepts your plea, the Hearings Officer may not impose a fine that is more than the amount of the presumptive fine.

**Option 3.** Admit to committing the violation, waive a hearing, and submit a check or money order for the full presumptive monetary penalty written on the front of this citation, and submit a written statement of mitigating circumstances and any proposed alternative civil penalty. The Hearings Officer, after considering the written statement and any other evidence presented, will determine whether you will be required to comply with all or part of the relief requested.

**URGENT WARNING:** Failure to act under any of the three options above will constitute an admission that the allegations in the citation are true and imply consent to any lawful civil penalty or curative action imposed by the Hearings Officer. The deadline for exercising the options set forth above is June 28, 2023. If you respond by mail, the mail must arrive at the Coos County Community Development Department before the date specified above. You may mail any response under the three options above to the following address (you may also appear in person to submit your response):

Coos County Community Development  
Attn: Hearings Officer  
60 E. Second St.  
Coquille, OR 97423



IN THE MATTER OF CODE ENFORCEMENT  
HEARING PROCEEDING BEFORE THE  
COOS COUNTY HEARINGS OFFICER  
RECORD OF PROCEEDINGS AND JUDGMENT

County File Number: AV- 16 - 123

Date of Appearance: March 22, 2023

Person(s) that received Citation:

Date of Citation:

Willy Joe Jenkins

March 8, 2023

County Official that issued the Citation:

Michael Baumer, Compliance and Land Specialist

Other County Staff in Attendance:

Jill Rolfe, Michael Baumer, Amy Dibble

Plea of Person(s) that received the  
to the following alleged violations:

Guilty

Not Guilty

No Contest

Solid Waste

Recreational Vehicles as Dwellings

Resolution:

Time and place of hearing to consider the merits of a not guilty plea:

Fine in the amount of: \$,1000.00 per day

Deferred fine amount:

Plan of Compliance set as follows:

Failure to appear at the time and place set for the hearing will result in guilty verdict and a fine.

Hearings Officer Signature

Dated this 22nd day of March, 2023

Notice of Right to Appeal:

1. The decision of the Hearings Officer can only be appealed to the Coos County Circuit Court by a Writ of Review as provided in Oregon Revised Statutes, Chapter 34;
2. A petition for a Writ of Review must be filed with the Coos County Circuit Court within 60 days of the date of the decision as contained in the written Judgment signed by the Hearings Officer;
3. The petition must be signed by the plaintiff and describe the decision or determination with convenient certainty, specifically setting forth the errors alleged to have been committed at the hearing.
4. Please understand that filing for a Writ of Review in the Coos County Circuit Court is technical legal work. You are urged to consider the use of an attorney to help you with your case. If you want to seek legal advice you may contact the Oregon State Bar at 503-620-0222, toll free in Oregon at 1-800-452-8260, however staff there can not provide you with legal advice. You can also contact the Lawyer Referral Service at 503-684-3763, toll free in Oregon at 1-800-452-7636.

Additional Comments or Instruction:

AV-16-123

58433 Seven Devils Rd Bandon

- fifteen + Cars removed and taken to Winterlake
- fifteen + Utility-trailers, boats, trucks + Cars removed by owners
- Steel + Aluminium has gone to winterlake
- much more still need to be processed
- lumber has been removed from piles of Debris
- Useable lumber material + burnable lumber
- Plastic Recycles are being removed from trash
- Tires obvious "Bad" tires. Set aside. Matching sets together

A decent amount of metal + Autos have been removed and visual improvement is starting to take place. So much needed to be done and all very overwhelming.

Much of the "Junk" that has piled up was brought here during the six years I was incarcerated and dumped or abandoned all campers and motorhomes are vacant and unoccupied. Sometime is needed for the removal process for Motorhomes + Campers.

Tires are a major obstacle and time consuming. Trailers are available for hauling. To address the tires and motorhomes I believe one month is need for each 4-5 months

W.M. Jr

BRANCH N78  
62530 US 101  
COOS BAY OR 97420  
541-269-2520  
541-267-3534 FAX



## RENTAL AND SERVICE AGREEMENT

# 217607146

Customer # : 6278419  
Agreement Date : 03/24/23  
Rental Out : 03/24/23 05:00 PM  
Scheduled In : 03/27/23 09:00 AM  
UR Job Loc : 29061 N GRIZZLY RD,  
UR Job # : 1  
Customer Job ID :  
P.O. # : NPOR  
Ordered By : JAMES STEINMETZ  
Reserved By : DEVINN MANICKE  
Salesperson : HOUSE ACCOUNT

Job Site

STEINMETZ, JAMES  
29061 N GRIZZLY RD  
GOLD BEACH OR 97444

Office: 541-655-0634 Job: 541-655-0634

STEINMETZ, JAMES  
29061 N GRIZZLY RD  
GOLD BEACH OR 97444

This is not an invoice  
Please do not pay from this document

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Estimated
1	10776623	MINI EXCAVATOR 7400-9199# Make: TAKEUCHI Model: TB235-2R Serial: 123600301 Meter out: 1783.80	360.00		1,285.00	2,946.00	360.00
1	10757468	SKID STEER TRACK LOADER 1700-1999# Make: BOBCAT Model: T550 Serial: AJZV19266 Meter out: 1563.60	360.00		1,229.00	3,410.00	360.00
1	9770535	MINI EXCAVATOR BUCKET 18"	1.00	1.00	1.00	1.00	1.00

Qty	Item	Price	Unit of Measure	Extended Amt
1	OR HEAVY EQUIP. RENTAL TAX [DRSUROR/MCI]	14.420	EACH	14.42
1	ENVIRONMENTAL SERVICE CHARGE [ENV/MCI]	14.400	EACH	14.40

DATE	TYPE	REF #	AUTH #	TRANS	TYPE	AMOUNT	APPLIED
3/24/23	CASH					857.97	

Rental Subtotal: 721.06  
Sales/Misc Subtotal: 28.82  
Agreement Subtotal: 749.82  
Rental Protection: 108.75  
Estimated Total: 857.97  
Deposit: 857.97

COMMENTS/NOTES:

CONTACT: JAMES STEINMETZ  
CELL#: 541-655-0634

CONTINUED

**OPTIONAL RENTAL PROTECTION PLAN:** THE RENTAL PROTECTION PLAN IS NOT INSURANCE. The Rental Protection Plan is only available to direct commercial customers. Upon accepting the optional Rental Protection Plan, Customer agrees to pay a charge equal to 15% of the rental charges on the Equipment Customer wants covered by the Rental Protection Plan. In return, United agrees to waive certain claims for accidental damages to or theft of such covered Equipment occurring during normal and careful use. Customer remains liable for all other damages as set forth in the Rental and Service Terms.

**NOTICE FOR RENTALS OF A MOTOR VEHICLE:** THIS CONTRACT OFFERS, FOR AN ADDITIONAL CHARGE, A DAMAGE WAIVER (or "Rental Protection Plan") TO LIMIT CUSTOMER'S FINANCIAL RESPONSIBILITY FOR DAMAGE TO, OR THEFT OF, THE MOTOR VEHICLE. BEFORE DECIDING WHETHER TO PURCHASE THE DAMAGE WAIVER, CUSTOMER MAY WISH TO DETERMINE WHETHER CUSTOMER'S OWN INSURANCE GIVES CUSTOMER COVERAGE. THE PURCHASE OF THIS DAMAGE WAIVER IS NOT MANDATORY, AND MAY BE WAIVED OR DECLINED BY CUSTOMER.

**A CLEANING CHARGE:** WILL APPLY TO EQUIPMENT RETURNED WITH EXCESSIVE DIRT, CONCRETE, AND/OR PAINT. CUSTOMER IS RESPONSIBLE FOR ALL DAMAGE. THERE WILL BE AN ADDITIONAL CHARGE FOR MISSING KEYS AND TOLL TRANSPONDERS.

**REFUELING SERVICE CHARGE:** Customer is required to return the Equipment with a full tank of fuel. If Customer returns the Equipment with less than a full tank of fuel, Customer agrees to pay a Refueling Service Charge at the per gallon rate applicable at the time Customer returns the Equipment. (The current rate is available from the Store Location; but, the final rate may differ based on market conditions at the time of return). For additional information, see the Rental and Service Terms.

**ENVIRONMENTAL SERVICE CHARGE:** Due to the hazardous nature of some waste and other products, to comply with federal and state environmental regulations, and to promote a clean environment, United charges an Environmental Service Charge for certain rentals. The Environmental Service Charge is not a government-mandated charge, is not designated for any particular use, and is used at United's discretion. The Environmental Service Charge is 2.00% of the rental charge and will not exceed \$99. Customer acknowledges the items indicated above are subject to the Environmental Service Charge and Customer agrees to pay that Charge.

**DELIVERY:** If Customer chooses to have United deliver and pick up the Equipment, Customer agrees to pay a Delivery and Pickup Service Charge.

**READ BEFORE SIGNING:** By signing below, Customer: (i) agrees that Customer has received, read and agreed to the Rental and Service Terms and the optional Rental Protection Plan ("RPP") Terms (if the RPP is applicable) in effect as of the latest date below, both of which are amended from time to time and posted online at <https://www.unitedrentals.com/legal/rental-service-terms-us> and <https://www.unitedrentals.com/legal/rpp-us>, respectively, and are incorporated by reference into this Agreement; (ii) authorizes United Rentals to charge the payment method provided for the above-referenced terms; and (iii) acknowledges that the Equipment is in the condition as stated on the condition report(s). It is Customer's responsibility to review these terms and conditions from time to time for updates and changes. By agreeing to the Terms, you agree (1) to indemnify United for losses relating to his transaction; (2) that United's liabilities are limited, and (3) that United makes no warranties as to the equipment's merchantability, quality or fitness for a particular purpose; as well as other Terms affecting your rights.

**X** CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CUSTOMER NAME PRINTED \_\_\_\_\_ UNITED RENTALS REPRESENTATIVE/DELIVERED BY DATE \_\_\_\_\_

NOTICE: By accepting delivery of the Equipment listed above or making payment(s) to United for the Equipment listed above, Customer agrees to be bound by the Rental and Service Terms at the referenced URLs, even if the Rental and Service Agreement has not been fully executed. COPIES OF THE RENTAL AND SERVICE TERMS AND, IF APPLICABLE, THE RPP ARE AVAILABLE IN PAPER FORM UPON REQUEST. The Rental and Service Terms are posted online in Spanish at <https://www.unitedrentals.com/legal/rental-service-terms-us-es>. Los términos del alquiler y del servicio están publicadas en línea en español en <https://www.unitedrentals.com/legal/rental-service-terms-us-es>



IN THE MATTER OF CODE ENFORCEMENT  
HEARING PROCEEDING BEFORE THE  
COOS COUNTY HEARINGS OFFICER  
RECORD OF PROCEEDINGS AND JUDGMENT

County File Number: AV- 18 - 023

Date of Appearance: March 22, 2023

Person(s) that received Citation:

Date of Citation:

Kimberly Keady

March 2, 2023

County Official that issued the Citation:

Michael Baumer, Compliance and Land Specialist

Other County Staff in Attendance:

Jill Rolfe; Michael Baumer; Amy Dibble

Plea of Person(s) that received the  
to the following alleged violations:

Guilty

Not Guilty

No Contest

Solid Waste  
Recreational Vehicle as a Dwelling

Resolution:

Time and place of hearing to consider the merits of a not guilty plea:

Fine in the amount of: \$1,000.00 per day

Deferred fine amount:

Plan of Compliance set as follows:

Failure to appear at the time and place set for the hearing will result in guilty verdict and a fine.

Hearings Officer Signature

Dated this 22nd day of March, 2023

Notice of Right to Appeal:

1. The decision of the Hearings Officer can only be appealed to the Coos County Circuit Court by a Writ of Review as provided in Oregon Revised Statutes, Chapter 34;
2. A petition for a Writ of Review must be filed with the Coos County Circuit Court within 60 days of the date of the decision as contained in the written Judgment signed by the Hearings Officer;
3. The petition must be signed by the plaintiff and describe the decision or determination with convenient certainty, specifically setting forth the errors alleged to have been committed at the hearing.
4. Please understand that filing for a Writ of Review in the Coos County Circuit Court is technical legal work. You are urged to consider the use of an attorney to help you with your case. If you want to seek legal advice you may contact the Oregon State Bar at 503-620-0222, toll free in Oregon at 1-800-452-8260, however staff there can not provide you with legal advice. You can also contact the Lawyer Referral Service at 503-684-3763, toll free in Oregon at 1-800-452-7636.

Additional Comments or Instruction:





## Coos County Community Development

Mailing Address: 225 N. Adams, Coquille, Oregon

Building Codes Department – (541) 266-1098 - 1155 S 5th St., Coos Bay OR 97420

Planning Department – (541) 396-7770 – 60 E. Second St. Coquille OR 97423

[www.co.coos.or.us](http://www.co.coos.or.us)

TDD (800) 735-2900

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Date: June 9, 2023

RE: Citation Packet for County File Number AV-18-023

Type of Violation: Recreational Vehicles (RV) use as a dwelling and Solid Waste

Staff: Michael Baumer, Compliance and Land Specialist

Property Information:

Property Owner: Keady, Kimberly  
4516 Pennsylvania Ave SE  
Salem, OR 97317

Situs Address: 63488 Spring Rd  
Coos Bay, OR 97420

County File #: AV-18-023

Account: 2092800

Map: 26S14W01BD-15200

Acres: 0.21

Zone: Urban Residential (UR-2)

Special  
Development  
Considerations: Archaeological Areas of Interest (ARC)  
Bird Site Meets Goal 5C Requirement (B5C)  
Natural Hazard- Tsunami (NHTHO)  
Urban Unincorporated Community (UUC)



## Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: E. Second St., Coquille, Oregon

(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900

[planning@co.coos.or.us](mailto:planning@co.coos.or.us)

Jill Rolfe, Planning Director

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On March 22, 2023 you were Summoned to appear before the Coos County Hearings Officer about the on-going violations on your property located at 63488 S. Spring Rd. Coos Bay, OR 97420. You failed to appear to this Hearing and were subsequently found guilty. A fine of \$1000.00 per day was levied against you. As of May 23, 2023, no obvious attempts have been made to bring your property into compliance. On June 1, 2023, another citizen complaint was made in regards to the condition of the property and specifically the number of RV's and the fact that "one or two of them are over the property line" and encroaching on the neighboring property owner's vacant lot. Attached you will find a summons to Appear before the Coos County Hearings Officer. You must appear on June 28, 2023 at 9:00 am, at the Main Conference room in the Owens Building located at 201 North Adams St., Coquille, OR 97423.

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Michael Baumer

Compliance and Land Specialist



# Coos County Code Violations Citation

Case No. AV-18-023

**YOUR HEARINGS OFFICER APPEARANCE DATE, TIME, AND LOCATION ARE:**  
On June 28, 2023 at 9:00 am am/pm at the main conference room in the Owen Building located at 201 North Adams St., Coquille, Oregon 97423.

**Please carefully read the Summons attached hereto for important information regarding your options under the Coos County Code.**

**The undersigned certifies and says that the following person(s):**

Name: Kimberly Keady

Mailing Address: 4516 Pennsylvania AVE SE Salem, OR 97317

Telephone Number: \_\_\_\_\_

DOB: \_\_\_\_\_

**At the following time and place in Coos County, Oregon:**

On or about of date incident occurred: January 2018 and continuing thereafter

At the following location(s): 63488 Spring Rd, Coos Bay, OR 97420

**Did then and there commit the following offense(s):**

Coos County Code 07.01.110 Solid Waste Accumulation

Coos County Zoning and Land Development Ordinance Section 4.6.110 (OAR 660-006-0025)

Unauthorized use of RV(s) as dwellings in Forest Zone

**Attached is a full report of the incident.**

**I hereby swear/affirm that under applicable law I have sufficient ground to and do believe that the above-mentioned defendant/person committed the above violation(s) and I have served the defendants/person with this citation in accordance with Section 11.07.080.**

June 9, 2023 \_\_\_\_\_

Date Issued \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Code Enforcement Specialist

Michael Baumer, Compliance and Land Specialist  
Printed Name

Contact: Coos County Community Development  
541-396-7786  
[codeenforcement@co.coos.or.us](mailto:codeenforcement@co.coos.or.us)

**A COPY OF THE CITATION ATTACHED WITH THIS SUMMONS WILL BE FILED WITH THE COOS COUNTY  
HEARINGS OFFICER**

**READ CAREFULLY**

You have been charged with a Violation. You must complete one of the options listed below:

**Option 1.** Entry a plea of not guilty and request a hearing in front of the Coos County Hearings Officer by one of the following methods:

- A. Appear in front of the hearings officer and request a hearing on June 28, 2023 at 9:00am at the main conference room in the Owen Building located 201 North Adams St., Coquille, Oregon 97423.
- B. Request a hearing in writing by completing all of the following before June 28, 2023.
  - a. Sign/date here: \_\_\_\_\_ (signature)  
\_\_\_\_\_ (date)
  - b. Send by mail, or take to the Coos County Community Development Department, this citation by itself or with a written request for a hearing.

**IMPORTANT:** You have a right to a hearing. The Hearings Officer will give you notice of the time and place when you **MUST** appear in person and may impose penalties if you do not appear. If the Hearings Officer finds at the hearing that you are guilty, the Hearings Office cannot impose a fine that is less than the minimum fine amount. The Hearings Officer will not impose a fine if you are found not guilty.

**Option 2.** Admit or plead no contest to the violation(s) and pay the County the amount of the presumptive fine written on the front of this citation. If the Hearings Officer accepts your plea, the Hearings Officer may not impose a fine that is more than the amount of the presumptive fine.

**Option 3.** Admit to committing the violation, waive a hearing, and submit a check or money order for the full presumptive monetary penalty written on the front of this citation, and submit a written statement of mitigating circumstances and any proposed alternative civil penalty. The Hearings Officer, after considering the written statement and any other evidence presented, will determine whether you will be required to comply with all or part of the relief requested.

**URGENT WARNING:** Failure to act under any of the three options above will constitute an admission that the allegations in the citation are true and imply consent to any lawful civil penalty or curative action imposed by the Hearings Officer. The deadline for exercising the options set forth above is June 28, 2023 at 9:00am. If you respond by mail, the mail must arrive at the Coos County Community Development Department before the date specified above. You may mail any response under the three options above to the following address (you may also appear in person to submit your response):

Coos County Community Development  
Attn: Hearings Officer  
60 E. Second St.  
Coquille, OR 97423



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Recreational Vehicle as a Dwelling

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