

Dunes City Council ~ Special Session



January 22, 2025 ~ 6:00 pm

The meeting will adjourn not later than 9:00 pm. If agenda items are not completed, they will be addressed at the next scheduled meeting.

AGENDA

- 1. Call to Order... Mayor Ed McGuire
2. Roll Call ... City Administrator
3. Pledge of Allegiance to the Flag... Mayor Ed McGuire
4. Consideration of the Agenda... Action Item
5. Consideration of the Consent Agenda... Action Item

All items listed here are considered to be routine by the Dunes City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered.

- A. Minutes of the December 18, 2024 City Council Regular Session
B. Minutes of the January 8, 2025 City Council Work Session
C. Bills of the Session from December 10, 2024 to January 10, 2025
D. Receipts of the Session from December 10, 2024 to January 10, 2025
E. Profit and Loss by Class from December 10, 2024 to January 10, 2025

6. Announcements / Correspondence

7. Citizen Input on Items Not Discussed in Agenda

The public comment period is an essential part of local government meetings. Each person has three minutes to speak. Our governing body takes the input into consideration. However, in observance of Oregon open meeting laws, this isn't the time for dialogue, but rather a time for us to listen to you. Our City Administrator is taking notes of action, as needed.

8. Reports

- A. Mayor Report ... Mayor Ed McGuire
B. Permit Report... Pam Palmer

9. New Business

- A. Dunes City Shared Water Right... Water Master

10. Appeal Hearing

- A. City v. Jack Thomas Claycomb... Discussion/Action Item
Appeal request of Notice of Entry of Findings of Fact, Conclusions of Law and Order for Corrective Action as to Jack Thomas Claycomb, Owner and Responsible Party Only.

1. Review of Complaint, Findings of Fact and Conclusions of Law and Final Order by Code Enforcement Officer Timmons
2. Response to Complaint, Findings of Fact and Conclusions of Law and Final Order by Mr. Claycomb
3. Testimony in favor of the Code Enforcement Officer and questions by Councilors.
4. Testimony in favor of Mr. Claycomb and questions by Councilors.
5. Rebuttal by Code Enforcement Officer (if any)
6. Rebuttal by Mr. Claycomb (only if rebuttal by Code Enforcement Officer)
7. Deliberation by Councilors and entry of Decision.

11. Old Business

A. Dunes City Water Right Update

12. Executive Session – None

13. For the Good of the Order

14. Adjournment



**DUNES CITY, OREGON
CITY COUNCIL
MEETING MINUTES**

REGULAR MEETING
December 18, 2024
CITY HALL

Call to Order

The meeting was called to order at 6:00 pm by Mayor Ed McGuire.

Pledge of Allegiance to the Flag

Mayor Ed McGuire led the meeting in the Pledge of Allegiance.

Roll Call

Mayor Ed McGuire stated that all Councilors were present. Also present were other various citizens.

Agenda

Mayor Ed McGuire asked if there were any amendments or corrections to the Agenda. City Administrator Lila Timmons stated that Item B under New Business was no longer needed and should be deleted. Council President Susan Snow asked to add a Water Committee item to the Agenda.

MOTION MADE BY: Council President Susan Snow

MOTION: To approve the amended agenda for the December 18, 2024 Regular Session Agenda.

SECONDED: Councilor Tom Mallen

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed

Consent Agenda

Mayor Ed McGuire asked if there were any changes or corrections to the Consent Agenda. City Administrator Lila Timmons stated that she had changed the signature line on the November 20, 2024 minutes. Mayor Ed McGuire stated that the expense for West Coast Media was the last for the old website.

MOTION MADE BY: Council President Susan Snow

MOTION: To approve the consent agenda.

SECONDED: Councilor Chris Clemons

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed

Announcements/Correspondence

City Administrator Lila stated that the Siuslaw Watershed Council was looking for Dunes City to donate \$50 as membership for the continued support of their causes.
MOTION MADE BY: Councilor Chris Clemons
MOTION: To donate \$50 to Siuslaw Watershed Council
SECONDED: Council President Susan Snow
IN FAVOR: Councilor Joe Giammona, Council President Susan Snow, Councilor Melissa Stinson, Councilor Tom Mallen and Councilor Chris Clemons
OPPOSED: Councilor Rich Olson
Motion Passed

City Administrator Lila Timmons mentioned that there is a health alert for Pertussis (Whooping Cough) cases in Lane County.

Citizen Input

Jeanne Jackson expressed her concern about the election results.
Geneva Jackson stated that she felt that the survey was poorly designed and unscientific.
Rick Watts expressed many different concerns.

Reports

Mayors Report
Mayor Ed McGuire stated that he loved living in this town without many public facilities or expenses.

Permit Report
Mayor Ed McGuire asked if there were any questions regarding the permit report. There were none.

New Business

Election Results
Mayor Ed McGuire stated that Lane County certified the election results on December 2, 2024 and that 70 names had write in votes. The City is required to go with the top three since there were 3 Councilor positions open. The top three were Chris Clemons, who was already on the ballot, Larry Farnsworth and Duke Wells. Mayor Ed McGuire further stated that all paperwork has been completed and that all will take the oath of office at the City Council meeting on January 8, 2025.

Appoint Sean Grundon to the Planning Commission
Mayor Ed McGuire stated that Sean Grundon's seat is up for renewal and that he recommends to re-appoint him to the Planning Commission
MOTION MADE BY: Council President Susan Snow
MOTION: To appoint Sean Grundon to the Planning Commission
SECONDED: Councilor Chris Clemons
IN FAVOR: Unanimous

OPPOSED: None
Motion Passed

Water Quality Committee
Council President Susan Snow asked Councilor Joe Giammona what he found out about the Coast Guard helping with water testing. Councilor Joe Giammona stated that the Coast Guard can only help by being “a vehicle on the water.”

Executive Session

None

For the Good of the Order

Council President Susan Snow thanked Councilor Joe Giammona and Councilor Tom Mallen for their service on the City Council. Councilor Melissa Stinson suggested that citizens reach out to their phone service carrier to enhance service between Dunes City and Gardiner for emergency purposes.

Adjournment

MOTION MADE BY: Council President Susan Snow
MOTION: To adjourn.
SECONDED: Councilor Tom Mallen
IN FAVOR: Unanimous
OPPOSED: None
Motion Passed
Meeting adjourned at 6:30 pm

APPROVED BY THE DUNES CITY COUNCIL ON THE 8TH DAY OF January, 2025.

Ed McGuire, Mayor

ATTEST:

Lila Timmons, City Administrator



**DUNES CITY, OREGON
CITY COUNCIL
MEETING MINUTES**

REGULAR MEETING
January 8, 2025
CITY HALL

- Call to Order** The meeting was called to order at 6:00 pm by Mayor Ed McGuire.
- Oaths of Office** City Administrator administered the Oath of Office to the Mayor, Councilor Chris Clemons, Councilor Larry Farnsworth and Councilor Duke Wells
- Pledge of Allegiance to the Flag** Mayor Ed McGuire led the meeting in the Pledge of Allegiance.
- Roll Call** Mayor Ed McGuire stated that all Councilors were present. Also present were other various citizens.
- Agenda** Mayor Ed McGuire asked if there were any amendments or corrections to the Agenda.
MOTION MADE BY: Council President Susan Snow
MOTION: To approve the agenda for the January 8, 2025 Regular Session Agenda.
SECONDED: Councilor Chris Clemons
IN FAVOR: Unanimous
OPPOSED: None
Motion Passed
- Announcements/Correspondence** City Administrator Lila stated that CLPUD is granting Dunes City a credit of \$93.33 per month instead of changing out upgraded lighting.
- Citizen Input** There were no comments.
- Executive Session** There were none.
- New Business** Updated Council Rules of Procedure
MOTION MADE BY: Councilor Melissa Stinson
MOTION: To adopt the updated Council Rules of Procedure as amended and adding City Council Norms.
SECONDED: Councilor Richard Olson

IN FAVOR: Unanimous
OPPOSED: None
Motion Passed

Work Session

Chapter 91
After much discussion, the Council decided that the Councilors will review the Newport Municipal Code's Chapter 8.10 Nuisances and details and be prepared to discuss at the February 5, 2025 meeting.

For the Good of the Order

Richard Olson and Susan Snow congratulated the elected Councilors and Mayor.
Melissa Stinson stated that the League of Oregon Cities is having their Spring Conference in North Bend on May 1 and 2, 2025.
City Administrator Lila Timmons stated that the City will be having a Game Day on January 25, 2025 from 1-4 pm.
City Administrator Lila Timmons stated that the Water Master would be attending the January 22nd meeting and asked if the Councilors had any questions the Water Master could be prepared to address.

Adjournment

MOTION MADE BY: Council President Susan Snow
MOTION: To adjourn.
SECONDED: Councilor Chris Clemons
IN FAVOR: Unanimous
OPPOSED: None
Motion Passed
Meeting adjourned at 7:25 pm

APPROVED BY THE DUNES CITY COUNCIL ON THE 22nd DAY OF January, 2025.

Ed McGuire, Mayor

ATTEST:

Lila Timmons, City Administrator

Dunes City
Expense by Vendor for Bills of the Session (Mat'ls. & Serv.)
 December 10, 2024 through January 10, 2025

Type	Date	Num	Name	Memo	Class	Amount
Central Lincoln PUD						
Bill	12/10/2024	22061...	Central Lincoln ...	Street lig...	43 St...	2,110.71
Bill	12/10/2024	22061...	Central Lincoln ...	Building ...	45 M...	212.88
Bill	12/10/2024	22061...	Central Lincoln ...	gen service	45 M...	38.42
Bill	01/08/2025	22506...	Central Lincoln ...	Decemb...	43 St...	2,074.17
Bill	01/08/2025	22506...	Central Lincoln ...	Decemb...	41 G...	344.74
Bill	01/08/2025	22506...	Central Lincoln ...	Decemb...	41 G...	39.92
Total Central Lincoln PUD						4,820.84
Charter Spectrum Business						
Bill	12/10/2024	17663...	Charter Spectr...	Nov 2024	41 G...	282.53
Bill	12/10/2024	22061...	Charter Spectr...	gen service	45 M...	0.00
Total Charter Spectrum Business						282.53
County Transfer & Recycling						
Bill	01/08/2025	10228...	County Transfe...	Decemb...	41 G...	32.55
Total County Transfer & Recycling						32.55
DJM Miller Construction, Inc.						
Bill	01/08/2025	Richar...	DJM Miller Con...	Richard ...	43 St...	1,000.00
Total DJM Miller Construction, Inc.						1,000.00
Holloway & Associates LLC CPA's						
Bill	01/08/2025	9608	Holloway & Ass...	Novemb...	41 G...	145.00
Total Holloway & Associates LLC CPA's						145.00
Lane County Waste Mang						
Bill	01/08/2025	App. s...	Lane County W...	App. soli...	41 G...	45.00
Total Lane County Waste Mang						45.00
Local Government Law Group						
Bill	12/10/2024	71439	Local Governm...	Nov 2024	41 G...	338.60
Bill	12/10/2024	71439	Local Governm...	Nov 2024	41 G...	261.40
Bill	01/08/2025	71693	Local Governm...	Decemb...	41 G...	575.00
Total Local Government Law Group						1,175.00
Northwest Code Professionals						
Bill	01/08/2025	5334 ...	Northwest Cod...	5334	42 B...	6,116.03
Bill	01/08/2025	5334 ...	Northwest Cod...	5335	42 B...	1,015.16
Total Northwest Code Professionals						7,131.19
Oregon Mayors Association						
Bill	01/08/2025	Memb...	Oregon Mayors...	Ed McGu...	41 G...	160.00
Total Oregon Mayors Association						160.00
Oregon Public Employees Retirement System						
Bill	12/10/2024	17449...	Oregon Public ...	VOID: Ja...	41 G...	0.00
Total Oregon Public Employees Retirement System						0.00
Oregon Water Services, Inc.						
Bill	12/10/2024	7-103 ...	Oregon Water ...	Water Re...	46 W...	265.00
Bill	01/08/2025	32527...	Oregon Water ...	Monthly r...	46 W...	265.00
Bill	01/08/2025	32527...	Oregon Water ...	5496 Coll...	46 W...	130.00
Total Oregon Water Services, Inc.						660.00
Pacific Office Automation						
Bill	12/10/2024	50320...	Pacific Office ...	Copier L...	41 G...	593.00
Bill	01/08/2025	36919...	Pacific Office ...		41 G...	593.00
Total Pacific Office Automation						1,186.00

Dunes City Expense by Vendor for Bills of the Session (Mat'ls. & Serv.) December 10, 2024 through January 10, 2025

Type	Date	Num	Name	Memo	Class	Amount
PERS						
Bill	12/11/2024	17449...	PERS	2021 & 2...	41 G...	49.10
Total PERS						49.10
Pest Tech						
Bill	12/10/2024	00136...	Pest Tech	Spider a...	43 St...	86.00
Total Pest Tech						86.00
Richard Palmer						
Bill	01/08/2025	Dece...	Richard Palmer	brushing ...	44 R...	0.00
Total Richard Palmer						0.00
Schroeder Law Offices						
Bill	12/10/2024	1552	Schroeder Law ...	Special ...	46 W...	322.50
Total Schroeder Law Offices						322.50
Siuslaw Watershed Council-						
Bill	01/08/2025	Donati...	Siuslaw Waters...	Donation	41 G...	50.00
Total Siuslaw Watershed Council-						50.00
Tidy UP Florence						
Bill	12/10/2024	548825	Tidy UP Florence	11/9/202...	41 G...	220.00
Total Tidy UP Florence						220.00
Tumbleweed Yard Care, Inc.						
Check	01/07/2025	15391	Tumbleweed Y...		41 G...	273.83
Total Tumbleweed Yard Care, Inc.						273.83
Vend West Services Inc.						
Bill	01/08/2025	Dece...	Vend West Ser...	Had a \$1...	41 G...	5.50
Total Vend West Services Inc.						5.50
West Coast Media						
Bill	12/10/2024	24-4245	West Coast Me...	Annual w...	41 G...	500.00
Total West Coast Media						500.00
Worldpay Payment Resolution						
Bill	01/08/2025	2368	Worldpay Pay...	2024	41 G...	199.00
Total Worldpay Payment Resolution						199.00
No name						
Gen...	12/16/2024	AJE1...		Reverse ...		-89.18
Total no name						-89.18
TOTAL						18,254.86

Dunes City
Income by Fund for Receipts of the Session
December 10, 2024 through January 10, 2025

Type	Date	Num	Name	Memo	Class	Amount
Ordinary Income/Expense						
Income						
40000 · Fund Revenue						
41000 · General Fund Revenue						
41107 · Business License Fees						
Sales R...	12/11/2024	DCBL0...	Spinner & Com...	2024-2025 B...	41 Gener...	85.00
Sales R...	12/12/2024	DCBL0...	Oregon Marine ...	2024-2025 B...	41 Gener...	85.00
Sales R...	12/23/2024	DCBL1...	Farr's Hardware	Business Lic...	41 Gener...	85.00
Sales R...	12/23/2024	DCBL1...	Above All Sanit...	2024-2025 B...	41 Gener...	85.00
Sales R...	12/23/2024	DCBL197	Brown Trout Pu...	2024-2025 B...	41 Gener...	85.00
Sales R...	12/24/2024	DCBL0...	California All St...	Business Lic...	41 Gener...	85.00
Sales R...	12/24/2024	DCBL	Ram Jack West	2025-2026 B...	41 Gener...	85.00
Sales R...	01/02/2025	DCBL0...	Pacific Trade D...	2024-2025 Bi...	41 Gener...	85.00
Sales R...	01/02/2025	DCBL0...	Pacific Trade & ...	Business Lic...	41 Gener...	85.00
Sales R...	01/02/2025	DCBL0...	Dan Rankin Co...	2025-2026 B...	41 Gener...	85.00
Sales R...	01/02/2025	DCBL 0...	Roy A Ott Gene...	Business Lic...	41 Gener...	85.00
Sales R...	01/02/2025	DCBL	Florence Waterf...	2025-2026 B...	41 Gener...	85.00
Sales R...	01/06/2025	DCBL0...	Michael Roe Co...	2025-2026 B...	41 Gener...	85.00
Sales R...	01/07/2025	DCBL77	Blake, Travis	2025-2026 B...	41 Gener...	85.00
Total 41107 · Business License Fees						1,190.00
41115 · Cigarette Tax						
Sales R...	12/19/2024	11/30/2...	State Of Oregon	11/30/2024	41 Gener...	80.87
Total 41115 · Cigarette Tax						80.87
41145 · Lien Search Fees						
Sales R...	12/23/2024	24-28846	Evergreen Land...	19-12-26-23-...	41 Gener...	25.00
Invoice	01/06/2025	24-0286	Cascade Escro...	84340 Clear ...	41 Gener...	25.00
Total 41145 · Lien Search Fees						50.00
41155 · Miscellaneous						
Invoice	12/17/2024	112047	Stenke, Eric	Collection fee...	46 Water...	97.00
Invoice	12/17/2024	112048	Winningham Ex...	20% Collecti...	46 Water...	97.00
Invoice	12/17/2024	112049	VanOosten, Rij...	20% collectio...	46 Water...	97.00
Invoice	12/17/2024	112050	Craig & Janet C...	20% Collecti...	46 Water...	20.00
Invoice	12/17/2024	112051	Craig & Janet C...	20% Collecti...	46 Water...	20.00
Invoice	12/17/2024	112052	Michael Derego	20% Collecti...	46 Water...	20.00
Invoice	12/17/2024	112055	Neal Cunningham	20% Collecti...	41 Gener...	34.00
Credit M...	01/06/2025	112062	Craig & Janet C...	20% Collecti...	46 Water...	-20.00
Credit M...	01/06/2025	112064	Craig & Janet C...	20% Collecti...	46 Water...	-60.00
Credit M...	01/06/2025	112066	Craig & Janet C...	20% Collecti...	46 Water...	-20.00
Total 41155 · Miscellaneous						285.00
41175 · PUD Franchise						
Sales R...	12/16/2024	202412...	Central Lincoln	CLPUD 12/0...	41 Gener...	7,564.39
Total 41175 · PUD Franchise						7,564.39
41000 · General Fund Revenue - Other						
Sales R...	12/16/2024	24-STR...	Cournoyer, Joh...	Short-Term R...	49 Short ...	1,000.00
Sales R...	12/16/2024	24-STR-4	LNМ Capital Pa...	Short -Term ...	49 Short ...	1,000.00
Sales R...	12/16/2024	24-STR...	Fattal, Josh	Short-Term R...	49 Short ...	1,000.00
Sales R...	12/16/2024	24-STR...	Gregory and Ja...	Short Term R...	49 Short ...	1,000.00
Sales R...	12/17/2024	2024-S...	Douek, Maurice	Short-Term R...	49 Short ...	1,000.00
Sales R...	12/19/2024	24-STR...	Wilson, Michael...	Short Term R...	49 Short ...	500.00
Sales R...	01/02/2025	24-STR-5	Booze, Dustin	24-STR-5; 83...	49 Short ...	1,000.00
Sales R...	01/06/2025	24-STR...	Helmuth, Von	Short Term R...	49 Short ...	1,000.00
Sales R...	01/08/2025	24-STR...	Knipe, Gary	Short Term R...	49 Short ...	1,000.00
Sales R...	01/08/2025	24-STR...	Masters, Irene	24-STR-13; 8...	49 Short ...	1,000.00
Total 41000 · General Fund Revenue - Other						9,500.00
Total 41000 · General Fund Revenue						18,670.26

Dunes City
Income by Fund for Receipts of the Session
December 10, 2024 through January 10, 2025

Type	Date	Num	Name	Memo	Class	Amount
42000 · Building Codes Fund Revenue						
42104 · Building Surcharge						
Sales R...	12/16/2024	2024-89...	Scott Ryland Pl...	6005 Little W...	42 Buildi...	25.00
Sales R...	12/19/2024	2024-90...	Brightline Electr...	4930 Lakesh...	42 Buildi...	25.00
Sales R...	12/23/2024	2024-91...	Ramjack West	4900 Darling...	42 Buildi...	27.09
Sales R...	12/24/2024	2024-92...	Lighthouse Elec...	83406 Seavi...	42 Buildi...	25.00
Sales R...	01/06/2025	2025-R...	Phantom Inc. d...	19-12-11-40-...	42 Buildi...	34.65
Sales R...	01/09/2025	2025-P...	Shawn Fleming ...	2025-PW-02;...	42 Buildi...	25.00
Sales R...	01/09/2025	2025-P...	Shawn Fleming ...	2025-PW-02;...	42 Buildi...	25.00
Sales R...	01/09/2025	2025-P...	Shawn Fleming ...	2025-PW-02;...	42 Buildi...	25.00
Total 42104 · Building Surcharge						211.74
42115 · Electrical fees						
Sales R...	12/19/2024	2024-90...	Brightline Electr...	4930 Lakesh...	42 Buildi...	130.00
Sales R...	12/24/2024	2024-92...	Lighthouse Elec...	83406 Seavi...	42 Buildi...	90.00
Sales R...	01/06/2025	2025-R...	Phantom Inc. d...	19-12-11-40-...	42 Buildi...	495.00
Total 42115 · Electrical fees						715.00
42120 · Excavating-Grading Fees						
Sales R...	01/09/2025	2025-P...	Shawn Fleming ...	2025-PW-02;...	42 Buildi...	23.50
Total 42120 · Excavating-Grading Fees						23.50
42131 · Inspection / Investigation Fee						
Sales R...	01/09/2025	2025-P...	Shawn Fleming ...	2025-PW-02;...	42 Buildi...	50.00
Total 42131 · Inspection / Investigation Fee						50.00
42140 · Mechanical Fees						
Sales R...	01/09/2025	2025-R...	Naylor, Robert	5273 Hilltop; ...	42 Buildi...	90.00
Total 42140 · Mechanical Fees						90.00
42145 · Plan Check/Review Fees						
Sales R...	12/23/2024	2024-91...	Ramjack West	4900 Darling...	42 Buildi...	251.55
Sales R...	01/09/2025	2025-P...	Shawn Fleming ...	2025-PW-02;...	42 Buildi...	23.50
Sales R...	01/09/2025	2025-R...	Naylor, Robert	5273 Hilltop; ...	42 Buildi...	25.00
Total 42145 · Plan Check/Review Fees						300.05
42150 · Planning Fee & LUCS						
Sales R...	12/23/2024	2024-91...	Ramjack West	4900 Darling...	42 Buildi...	100.00
Total 42150 · Planning Fee & LUCS						100.00
42155 · Plumbing fees						
Sales R...	12/16/2024	2024-89...	Scott Ryland Pl...	6005 Little W...	42 Buildi...	80.00
Total 42155 · Plumbing fees						80.00
42165 · State Surcharge Fees						
Sales R...	12/16/2024	2024-89...	Scott Ryland Pl...	6005 Little W...	42 Buildi...	10.80
Sales R...	12/19/2024	2024-90...	Brightline Electr...	4930 Lakesh...	42 Buildi...	15.60
Sales R...	12/23/2024	2024-91...	Ramjack West	4900 Darling...	42 Buildi...	46.44
Sales R...	12/24/2024	2024-92...	Lighthouse Elec...	83406 Seavi...	42 Buildi...	10.80
Sales R...	01/06/2025	2025-R...	Phantom Inc. d...	19-12-11-40-...	42 Buildi...	59.40
Sales R...	01/09/2025	2025-R...	Naylor, Robert	5273 Hilltop; ...	42 Buildi...	10.80
Total 42165 · State Surcharge Fees						153.84
42175 · Structural Fees & Demolition						
Sales R...	12/23/2024	2024-91...	Ramjack West	4900 Darling...	42 Buildi...	387.00
Total 42175 · Structural Fees & Demolition						387.00
42180 · Vegetation and Tree Removal						
Sales R...	01/09/2025	2025-P...	Shawn Fleming ...	2025-PW-02;...	42 Buildi...	25.00
Total 42180 · Vegetation and Tree Removal						25.00

Dunes City

Income by Fund for Receipts of the Session

December 10, 2024 through January 10, 2025

Type	Date	Num	Name	Memo	Class	Amount
42000 · Building Codes Fund Revenue - Other						
Sales R...	01/09/2025	2025-P...	Shawn Fleming ...	2025-PW-02;...	42 Buildi...	100.00
Total 42000 · Building Codes Fund Revenue - Other						100.00
Total 42000 · Building Codes Fund Revenue						2,236.13
43000 · State Street Fund Revenue						
43105 · Permits and Fines						
Sales R...	01/07/2025	ROW17...	Blake, Travis	83471 South ...	42 Buildi...	125.00
Total 43105 · Permits and Fines						125.00
43115 · State Hwy Apportionment						
Sales R...	12/18/2024	12/15/2...	ODOT Apportio...	December 20...	43 Street...	10,235.28
Total 43115 · State Hwy Apportionment						10,235.28
43116 · Building Surcharge (Street)						
Sales R...	01/07/2025	ROW17...	Blake, Travis		42 Buildi...	25.00
Total 43116 · Building Surcharge (Street)						25.00
Total 43000 · State Street Fund Revenue						10,385.28
46000 · Water Right Fund Revenue						
46104 · Fish Screens						
Credit M...	01/08/2025	24-0291	Wetherbee, Ro...	Diver fees for...	46 Water...	0.00
Credit M...	01/08/2025	24-0292	Wetherbee, Ro...	Diver fees for...	46 Water...	0.00
Total 46104 · Fish Screens						0.00
46105 · Administrative Fees						
Invoice	12/10/2024	112043	Nash, Daniel & ...	2024-2025 A...	46 Water...	100.00
Invoice	12/10/2024	112044	Garvey, Keith	2024-2025 W...	46 Water...	100.00
Invoice	12/10/2024	112045	General Autom...	2023-2024 W...	46 Water...	100.00
Invoice	12/10/2024	112045	General Autom...	2024-2025 ...	46 Water...	100.00
Credit M...	12/17/2024	112053	Baber, Andrew ...	2023-2024 W...	46 Water...	-100.00
Credit M...	12/17/2024	112053	Baber, Andrew ...	2024-2025 W...	46 Water...	-100.00
Invoice	12/17/2024	112054	Roundy, Neil & ...	2023-2024 W...	46 Water...	100.00
Invoice	12/17/2024	112054	Roundy, Neil & ...	2024-2025 W...	46 Water...	100.00
Invoice	12/17/2024	112056	Idler, Gregory A...	2023-2024 W...	46 Water...	100.00
Invoice	12/17/2024	112056	Idler, Gregory A...	2024-2025 W...	46 Water...	100.00
Invoice	12/23/2024	112058	Norman & Dean...	2023-2024 W...	46 Water...	100.00
Invoice	12/23/2024	112058	Norman & Dean...	2024-2025 W...	46 Water...	100.00
Credit M...	12/23/2024	112059	Dalton, Justin &...	A sales recei...	46 Water...	-200.00
Credit M...	01/06/2025	112061	Craig & Janet C...	2020-2021 W...	46 Water...	-100.00
Credit M...	01/06/2025	112063	Craig & Janet C...	2021-2022 A...	46 Water...	-100.00
Credit M...	01/06/2025	112064	Craig & Janet C...	2022-2023 W...	46 Water...	-100.00
Credit M...	01/06/2025	112064	Craig & Janet C...	2023-2024 W...	46 Water...	-100.00
Credit M...	01/06/2025	112064	Craig & Janet C...	2024-2025 W...	46 Water...	-100.00
Credit M...	01/07/2025	24-0287	Murray, Todd	moved away ...	46 Water...	-100.00
Credit M...	01/07/2025	24-0288	Cook, Louis & K...	2019-2020 W...	46 Water...	-100.00
Credit M...	01/07/2025	24-0289	Vantil, Jennifer ...	2019-2020 W...	46 Water...	-100.00
Credit M...	01/08/2025	24-0291	Wetherbee, Ro...	2022-2023 A...	46 Water...	-100.00
Credit M...	01/08/2025	24-0292	Wetherbee, Ro...	2022-2023 A...	46 Water...	0.00
Total 46105 · Administrative Fees						-300.00

Dunes City
Income by Fund for Receipts of the Session
December 10, 2024 through January 10, 2025

Type	Date	Num	Name	Memo	Class	Amount
46160 · Water Meter						
invoice	12/23/2024	112060	Mann, Shawn a...	Electronic wa...	46 Water...	0.00
Credit M...	01/06/2025	112065	Craig & Janet C...	Water meter-...	46 Water...	-650.00
Credit M...	01/07/2025	24-0290	Nicholson, Ros...	Water Meter ...	46 Water...	-650.00
Total 46160 · Water Meter						-1,300.00
Total 46000 · Water Right Fund Revenue						-1,600.00
Total 40000 · Fund Revenue						29,691.67
Total Income						29,691.67
Gross Profit						29,691.67
Net Ordinary Income						29,691.67
Net Income						29,691.67

Dunes City Profit & Loss by Class December 10, 2024 through January 10, 2025

	41 General Fund	42 Building Codes Fund
Ordinary Income/Expense		
Income		
40000 · Fund Revenue		
41000 · General Fund Revenue		
41107 · Business License Fees	1,190.00	0.00
41115 · Cigarette Tax	80.87	0.00
41145 · Lien Search Fees	50.00	0.00
41155 · Miscellaneous	34.00	0.00
41175 · PUD Franchise	7,564.39	0.00
41000 · General Fund Revenue - Other	0.00	0.00
Total 41000 · General Fund Revenue	8,919.26	0.00
42000 · Building Codes Fund Revenue		
42104 · Building Surcharge	0.00	211.74
42115 · Electrical fees	0.00	715.00
42120 · Excavating-Grading Fees	0.00	23.50
42131 · Inspection / Investigation Fee	0.00	50.00
42140 · Mechanical Fees	0.00	90.00
42145 · Plan Check/Review Fees	0.00	300.05
42150 · Planning Fee & LUCS	0.00	100.00
42155 · Plumbing fees	0.00	80.00
42165 · State Surcharge Fees	0.00	153.84
42175 · Structural Fees & Demolition	0.00	387.00
42180 · Vegetation and Tree Removal	0.00	25.00
42000 · Building Codes Fund Revenue - Other	0.00	100.00
Total 42000 · Building Codes Fund Revenue	0.00	2,236.13
43000 · State Street Fund Revenue		
43105 · Permits and Fines	0.00	125.00
43115 · State Hwy Apportionment	0.00	0.00
43116 · Building Surcharge (Street)	0.00	25.00
Total 43000 · State Street Fund Revenue	0.00	150.00
46000 · Water Right Fund Revenue		
46104 · Fish Screens	0.00	0.00
46105 · Administrative Fees	0.00	0.00
46160 · Water Meter	0.00	0.00
Total 46000 · Water Right Fund Revenue	0.00	0.00
Total 40000 · Fund Revenue	8,919.26	2,386.13
Total Income	8,919.26	2,386.13
Gross Profit	8,919.26	2,386.13
Expense		
51000 · Fund Expenses		
51100 · Personal Services		
Administrative Wages	6,742.33	2,530.00
FUTA	35.26	15.18
Medicare	97.77	36.69
Oregon Unemployment	60.68	22.77
PERS-City Contrib	0.00	0.00
PERS-Employee	49.10	0.00
Social Security	418.03	156.86
Worker Comp Hourly	0.00	0.00
Total 51100 · Personal Services	7,403.17	2,761.50

Dunes City
Profit & Loss by Class
 December 10, 2024 through January 10, 2025

	41 General Fund	42 Building Codes Fund
51300 · Materials & Services		
Application Fees	45.00	0.00
Bldg Rep & Maint	273.83	0.00
Brushing	0.00	0.00
Building Dept Svs	0.00	7,131.19
Community Center Maint/Repair	32.55	0.00
Consulting	1,336.40	0.00
Consulting - Contracted	145.00	0.00
Custodial	220.00	0.00
Dues	210.00	0.00
Legal	338.60	0.00
Meter Readings	0.00	0.00
Office Equipment lease-copier	1,186.00	0.00
Office Supplies & Postage	5.50	0.00
Street Lighting	0.00	0.00
Street Maintenance	0.00	0.00
Utilities	667.19	0.00
Water Meters	0.00	0.00
Water Right Preservation	0.00	0.00
99010 · Bank Service Charges	199.00	0.00
Total 51300 · Materials & Services	4,659.07	7,131.19
Total 51000 · Fund Expenses	12,062.24	9,892.69
66000 · Payroll Expenses	2.18	0.00
99020 · Bank Service Charges	0.00	0.00
Total Expense	12,064.42	9,892.69
Net Ordinary Income	-3,145.16	-7,506.56
Net Income	-3,145.16	-7,506.56

Dunes City
Profit & Loss by Class
 December 10, 2024 through January 10, 2025

	43 Street Fund	44 Roads Fund
Ordinary Income/Expense		
Income		
40000 · Fund Revenue		
41000 · General Fund Revenue		
41107 · Business License Fees	0.00	0.00
41115 · Cigarette Tax	0.00	0.00
41145 · Lien Search Fees	0.00	0.00
41155 · Miscellaneous	0.00	0.00
41175 · PUD Franchise	0.00	0.00
41000 · General Fund Revenue - Other	0.00	0.00
Total 41000 · General Fund Revenue	0.00	0.00
42000 · Building Codes Fund Revenue		
42104 · Building Surcharge	0.00	0.00
42115 · Electrical fees	0.00	0.00
42120 · Excavating-Grading Fees	0.00	0.00
42131 · Inspection / Investigation Fee	0.00	0.00
42140 · Mechanical Fees	0.00	0.00
42145 · Plan Check/Review Fees	0.00	0.00
42150 · Planning Fee & LUCS	0.00	0.00
42155 · Plumbing fees	0.00	0.00
42165 · State Surcharge Fees	0.00	0.00
42175 · Structural Fees & Demolition	0.00	0.00
42180 · Vegetation and Tree Removal	0.00	0.00
42000 · Building Codes Fund Revenue - Other	0.00	0.00
Total 42000 · Building Codes Fund Revenue	0.00	0.00
43000 · State Street Fund Revenue		
43105 · Permits and Fines	0.00	0.00
43115 · State Hwy Apportionment	10,235.28	0.00
43116 · Building Surcharge (Street)	0.00	0.00
Total 43000 · State Street Fund Revenue	10,235.28	0.00
46000 · Water Right Fund Revenue		
46104 · Fish Screens	0.00	0.00
46105 · Administrative Fees	0.00	0.00
46160 · Water Meter	0.00	0.00
Total 46000 · Water Right Fund Revenue	0.00	0.00
Total 40000 · Fund Revenue	10,235.28	0.00
Total Income	10,235.28	0.00
Gross Profit	10,235.28	0.00
Expense		
51000 · Fund Expenses		
51100 · Personal Services		
Administrative Wages	0.00	0.00
FUTA	0.00	0.00
Medicare	0.00	0.00
Oregon Unemployment	0.00	0.00
PERS-City Contrib	0.00	0.00
PERS-Employee	0.00	0.00
Social Security	0.00	0.00
Worker Comp Hourly	0.00	0.00
Total 51100 · Personal Services	0.00	0.00

Dunes City
Profit & Loss by Class
December 10, 2024 through January 10, 2025

	43 Street Fund	44 Roads Fund	
51300 · Materials & Services			
Application Fees	0.00	0.00	
Bldg Rep & Maint	0.00	0.00	
Brushing	0.00	0.00	
Building Dept Svs	0.00	0.00	
Community Center Maint/Repair	86.00	0.00	
Consulting	0.00	0.00	
Consulting - Contracted	0.00	0.00	
Custodial	0.00	0.00	
Dues	0.00	0.00	
Legal	0.00	0.00	
Meter Readings	0.00	0.00	
Office Equipment lease-copier	0.00	0.00	
Office Supplies & Postage	0.00	0.00	
Street Lighting	4,184.88	0.00	
Street Maintenance	1,000.00	0.00	
Utilities	0.00	0.00	
Water Meters	0.00	0.00	
Water Right Preservation	0.00	0.00	
99010 · Bank Service Charges	0.00	0.00	
Total 51300 · Materials & Services	5,270.88	0.00	
Total 51000 · Fund Expenses	5,270.88		0.00
66000 · Payroll Expenses	0.00		0.00
99020 · Bank Service Charges	0.00		0.00
Total Expense	5,270.88		0.00
Net Ordinary Income	4,964.40		0.00
Net Income	4,964.40		0.00

Dunes City
Profit & Loss by Class
 December 10, 2024 through January 10, 2025

	45 Motel Fund	46 Water Fund
Ordinary Income/Expense		
Income		
40000 · Fund Revenue		
41000 · General Fund Revenue		
41107 · Business License Fees	0.00	0.00
41115 · Cigarette Tax	0.00	0.00
41145 · Lien Search Fees	0.00	0.00
41155 · Miscellaneous	0.00	251.00
41175 · PUD Franchise	0.00	0.00
41000 · General Fund Revenue - Other	0.00	0.00
Total 41000 · General Fund Revenue	0.00	251.00
42000 · Building Codes Fund Revenue		
42104 · Building Surcharge	0.00	0.00
42115 · Electrical fees	0.00	0.00
42120 · Excavating-Grading Fees	0.00	0.00
42131 · Inspection / Investigation Fee	0.00	0.00
42140 · Mechanical Fees	0.00	0.00
42145 · Plan Check/Review Fees	0.00	0.00
42150 · Planning Fee & LUCS	0.00	0.00
42155 · Plumbing fees	0.00	0.00
42165 · State Surcharge Fees	0.00	0.00
42175 · Structural Fees & Demolition	0.00	0.00
42180 · Vegetation and Tree Removal	0.00	0.00
42000 · Building Codes Fund Revenue - Other	0.00	0.00
Total 42000 · Building Codes Fund Revenue	0.00	0.00
43000 · State Street Fund Revenue		
43105 · Permits and Fines	0.00	0.00
43115 · State Hwy Apportionment	0.00	0.00
43116 · Building Surcharge (Street)	0.00	0.00
Total 43000 · State Street Fund Revenue	0.00	0.00
46000 · Water Right Fund Revenue		
46104 · Fish Screens	0.00	0.00
46105 · Administrative Fees	0.00	-300.00
46160 · Water Meter	0.00	-1,300.00
Total 46000 · Water Right Fund Revenue	0.00	-1,600.00
Total 40000 · Fund Revenue	0.00	-1,349.00
Total Income	0.00	-1,349.00
Gross Profit	0.00	-1,349.00
Expense		
51000 · Fund Expenses		
51100 · Personal Services		
Administrative Wages	0.00	0.00
FUTA	0.00	0.00
Medicare	0.00	0.00
Oregon Unemployment	0.00	0.00
PERS-City Contrib	0.00	0.00
PERS-Employee	0.00	0.00
Social Security	0.00	0.00
Worker Comp Hourly	0.00	0.00
Total 51100 · Personal Services	0.00	0.00

Dunes City
Profit & Loss by Class
 December 10, 2024 through January 10, 2025

	45 Motel Fund	46 Water Fund
51300 · Materials & Services		
Application Fees	0.00	0.00
Bldg Rep & Maint	0.00	0.00
Brushing	0.00	0.00
Building Dept Svs	0.00	0.00
Community Center Maint/Repair	0.00	0.00
Consulting	0.00	0.00
Consulting - Contracted	0.00	0.00
Custodial	0.00	0.00
Dues	0.00	0.00
Legal	0.00	0.00
Meter Readings	0.00	530.00
Office Equipment lease-copier	0.00	0.00
Office Supplies & Postage	0.00	0.00
Street Lighting	0.00	0.00
Street Maintenance	0.00	0.00
Utilities	251.30	0.00
Water Meters	0.00	330.00
Water Right Preservation	0.00	322.50
99010 · Bank Service Charges	0.00	0.00
Total 51300 · Materials & Services	251.30	1,182.50
Total 51000 · Fund Expenses	251.30	1,182.50
66000 · Payroll Expenses	0.00	0.00
99020 · Bank Service Charges	0.00	0.00
Total Expense	251.30	1,182.50
Net Ordinary Income	-251.30	-2,531.50
Net Income	-251.30	-2,531.50

Dunes City
Profit & Loss by Class
 December 10, 2024 through January 10, 2025

	49 Short Term Rental	Unclassified
Ordinary Income/Expense		
Income		
40000 · Fund Revenue		
41000 · General Fund Revenue		
41107 · Business License Fees	0.00	0.00
41115 · Cigarette Tax	0.00	0.00
41145 · Lien Search Fees	0.00	0.00
41155 · Miscellaneous	0.00	0.00
41175 · PUD Franchise	0.00	0.00
41000 · General Fund Revenue - Other	9,500.00	0.00
Total 41000 · General Fund Revenue	9,500.00	0.00
42000 · Building Codes Fund Revenue		
42104 · Building Surcharge	0.00	0.00
42115 · Electrical fees	0.00	0.00
42120 · Excavating-Grading Fees	0.00	0.00
42131 · Inspection / Investigation Fee	0.00	0.00
42140 · Mechanical Fees	0.00	0.00
42145 · Plan Check/Review Fees	0.00	0.00
42150 · Planning Fee & LUCS	0.00	0.00
42155 · Plumbing fees	0.00	0.00
42165 · State Surcharge Fees	0.00	0.00
42175 · Structural Fees & Demolition	0.00	0.00
42180 · Vegetation and Tree Removal	0.00	0.00
42000 · Building Codes Fund Revenue - Other	0.00	0.00
Total 42000 · Building Codes Fund Revenue	0.00	0.00
43000 · State Street Fund Revenue		
43105 · Permits and Fines	0.00	0.00
43115 · State Hwy Apportionment	0.00	0.00
43116 · Building Surcharge (Street)	0.00	0.00
Total 43000 · State Street Fund Revenue	0.00	0.00
46000 · Water Right Fund Revenue		
46104 · Fish Screens	0.00	0.00
46105 · Administrative Fees	0.00	0.00
46160 · Water Meter	0.00	0.00
Total 46000 · Water Right Fund Revenue	0.00	0.00
Total 40000 · Fund Revenue	9,500.00	0.00
Total Income	9,500.00	0.00
Gross Profit	9,500.00	0.00
Expense		
51000 · Fund Expenses		
51100 · Personal Services		
Administrative Wages	0.00	0.00
FUTA	0.00	0.00
Medicare	0.00	0.00
Oregon Unemployment	0.00	0.00
PERS-City Contrib	0.00	0.00
PERS-Employee	0.00	0.00
Social Security	0.00	0.00
Worker Comp Hourly	0.00	0.00
Total 51100 · Personal Services	0.00	0.00

Dunes City
Profit & Loss by Class
 December 10, 2024 through January 10, 2025

	49 Short Term Rental	Unclassified
51300 · Materials & Services		
Application Fees	0.00	0.00
Bldg Rep & Maint	0.00	0.00
Brushing	0.00	0.00
Building Dept Svs	0.00	0.00
Community Center Maint/Repair	0.00	0.00
Consulting	0.00	0.00
Consulting - Contracted	0.00	0.00
Custodial	0.00	0.00
Dues	0.00	0.00
Legal	0.00	0.00
Meter Readings	0.00	0.00
Office Equipment lease-copier	0.00	0.00
Office Supplies & Postage	0.00	0.00
Street Lighting	0.00	0.00
Street Maintenance	0.00	0.00
Utilities	0.00	0.00
Water Meters	0.00	0.00
Water Right Preservation	0.00	0.00
99010 · Bank Service Charges	0.00	0.00
Total 51300 · Materials & Services	0.00	0.00
Total 51000 · Fund Expenses	0.00	0.00
66000 · Payroll Expenses	0.00	0.00
99020 · Bank Service Charges	0.00	-89.18
Total Expense	0.00	-89.18
Net Ordinary Income	9,500.00	89.18
Net Income	9,500.00	89.18

Dunes City
Profit & Loss by Class
December 10, 2024 through January 10, 2025

	<u>TOTAL</u>
Ordinary Income/Expense	
Income	
40000 · Fund Revenue	
41000 · General Fund Revenue	
41107 · Business License Fees	1,190.00
41115 · Cigarette Tax	80.87
41145 · Lien Search Fees	50.00
41155 · Miscellaneous	285.00
41175 · PUD Franchise	7,564.39
41000 · General Fund Revenue - Other	9,500.00
Total 41000 · General Fund Revenue	<u>18,670.26</u>
42000 · Building Codes Fund Revenue	
42104 · Building Surcharge	211.74
42115 · Electrical fees	715.00
42120 · Excavating-Grading Fees	23.50
42131 · Inspection / Investigation Fee	50.00
42140 · Mechanical Fees	90.00
42145 · Plan Check/Review Fees	300.05
42150 · Planning Fee & LUCS	100.00
42155 · Plumbing fees	80.00
42165 · State Surcharge Fees	153.84
42175 · Structural Fees & Demolition	387.00
42180 · Vegetation and Tree Removal	25.00
42000 · Building Codes Fund Revenue - Other	100.00
Total 42000 · Building Codes Fund Revenue	<u>2,236.13</u>
43000 · State Street Fund Revenue	
43105 · Permits and Fines	125.00
43115 · State Hwy Apportionment	10,235.28
43116 · Building Surcharge (Street)	25.00
Total 43000 · State Street Fund Revenue	<u>10,385.28</u>
46000 · Water Right Fund Revenue	
46104 · Fish Screens	0.00
46105 · Administrative Fees	-300.00
46160 · Water Meter	-1,300.00
Total 46000 · Water Right Fund Revenue	<u>-1,600.00</u>
Total 40000 · Fund Revenue	<u>29,691.67</u>
Total Income	<u>29,691.67</u>
Gross Profit	<u>29,691.67</u>
Expense	
51000 · Fund Expenses	
51100 · Personal Services	
Administrative Wages	9,272.33
FUTA	50.44
Medicare	134.46
Oregon Unemployment	83.45
PERS-City Contrib	0.00
PERS-Employee	49.10
Social Security	574.89
Worker Comp Hourly	0.00
Total 51100 · Personal Services	<u>10,164.67</u>

Dunes City
Profit & Loss by Class
 December 10, 2024 through January 10, 2025

TOTAL

51300 · Materials & Services	
Application Fees	45.00
Bldg Rep & Maint	273.83
Brushing	0.00
Building Dept Svs	7,131.19
Community Center Maint/Repair	118.55
Consulting	1,336.40
Consulting - Contracted	145.00
Custodial	220.00
Dues	210.00
Legal	338.60
Meter Readings	530.00
Office Equipment lease-copier	1,186.00
Office Supplies & Postage	5.50
Street Lighting	4,184.88
Street Maintenance	1,000.00
Utilities	918.49
Water Meters	330.00
Water Right Preservation	322.50
99010 · Bank Service Charges	199.00
Total 51300 · Materials & Services	18,494.94
Total 51000 · Fund Expenses	28,659.61
66000 · Payroll Expenses	2.18
99020 · Bank Service Charges	-89.18
Total Expense	28,572.61
Net Ordinary Income	1,119.06
Net Income	1,119.06

WHEREAS, Dunes City land use codes do not allow the removal of vegetation in the Riparian Corridor, defined as the first Fifty (50) feet from the bank inland; and

WHEREAS, Dunes City land use codes do not allow the excavation, grading, fill, stream alteration or diversion, or removal of native vegetation, except for fire protection purposes, in the Riparian Corridor; and

WHEREAS, Responsible Party, Jack Thomas Claycomb has not complied with Case No. 2024.13.

FINDINGS OF FACT

NOW, THEREFORE, The Code Enforcement Officer of Dunes City hereby finds that violations exist as defined in Chapter 155 of the Dunes City Code in that:

1. Jack Thomas Claycomb is the owner of the property located at 5104 Ford Way, bearing Map and Tax Lot Number 19-12-14-00-00900, as evidenced by Statutory Warranty Deed dated March 17, 2022, and recorded in the Lane County Deeds & Records as Document Number 2022-013993, on March 28, 2022, attached hereto as Exhibit A. and incorporated by reference herein, and that such property is situated within the incorporated City Limits of Dunes City; .
2. On Monday June 17, 2024, Dunes City Permit Technician, Pamela Palmer, received a telephone complaint message stating that Jack Thomas Claycomb was having a tree cut by someone with a lift truck to take the top of the tree; and
3. On Tuesday July 16, 2024, Dunes City Permit Technician, Pamela Palmer, investigated and found that a tree had been cut in the riparian area without a permit as evidenced in pictures attached hereto as exhibit B and incorporated by reference herein; and
4. As of September 5, 2024, Responsible Party, Jack Thomas Claycomb has not complied with Code Enforcement Case No. 2024.13.

CONCLUSIONS OF LAW

1. Jack Thomas Claycomb is the property owner of the property located at 5104 Ford Way, bearing Map and Tax Lot Number 19-12-14-00-00900, is the person in charge of the property in which a Code violation exists, and is the person who caused the Code Violation to come into or continue to in existence, and, therefore, is a Responsible Party in this matter in that Section 36.010 of the Dunes City Code of Ordinances defines the “Personal Responsible” as:

- “(a) The owner of the property on which a Code violation exists.

“(b) The person in charge of the property in which a Code violation exists.

“(c) The person who causes the Code Violation to come into or continue in existence.”

2. Jack Thomas Claycomb, is the Responsible Party as defined in Title XIV, Chapter 141, entitled “Erosion and Sediment Control”, Section 141.002, which states, in part:

“Responsible Party:

“A. A person or entity holding fee title to a property, tenant, lessee, or a person or entity who is acting as an owner’s representative including any person, company, nonprofit organization or other entity performing services that are contracted, subcontracted, or obligated by other agreement to meet the requirements of this Code.”

3. Chapter 154, entitled Soil Erosion Control and Vegetation Removal, Section 154.02, Definitions, of the Dunes City Code of Ordinances defines Shoreland Zone as:

“The shoreland zone includes all lands within 50 feet measured horizontally from the ordinary highwater line of all lakes and below.

4. Section 154.03 of the Dunes City Code of Ordinances states:

“(A) Generally

“(1) A vegetation removal permit is required if any vegetation/tree is to be removed from the shoreland zone or riparian corridor, except as provided in (B)(1)(a) through (c) below.

“(2) No vegetation shall be removed under a vegetation removal permit except as follows:

“(a) Vegetation within 15 feet of the ordinary highwater mark in the shoreland zone or the top of the bank in riparian corridors may be removed if necessary for the development of water-dependent or water-related uses.

“(b) 1. As much as 25% of the “original vegetation inventory” of the land area in any shoreland zone or riparian corridor that is more than 15 feet but less than 50 feet from the ordinary water line may be trimmed or cleared of natural vegetation with an approved vegetation removal permit provided that such action will not result in soil erosion.

“2. The “original vegetation inventory” is to be determined by county stumps and other evidence of prior vegetation removal, based on what has been removed and what is growing. (The intent of this is to prevent subsequent property owners from each taking 25% until the shoreland could be stripped.)

“(c) Vegetation which must be removed in conjunction with development otherwise allowed in the shoreland zone and riparian corridor.

“(B) *Exceptions to permit requirement.*

“(1) A vegetation removal permit is not required for:

- “(a) periodic maintenance as defined in Section 154.02;
- “(b) Removal of non-native vegetation or noxious weeds such as tansy-ragwort, Canadian thistle, gorse, or wild Scotch broom;
- “(c) Any tree that is determined to be a sudden or immediate threat to life structures, or property.”

5. Jack Thomas Claycomb, failed or refused to apply for a permit to do work or remove vegetation in the shoreline zone of the property and, consequently, are in violation of the provisions of Section 154.03 of the Dunes City Code of Ordinances.

6. The disturbance or removal of vegetation was done by Jack Thomas Claycomb, the Responsible Party within 100 horizontal feet of the highwater mark of Woahink Lake and an area of wetlands located near the residential structure located on the property.

7. Chapter 36 of the Dunes City Code establishes the duties, responsibilities and authorities granted to the City Code Enforcement Officer and grants such Officer a variety of means for resolving violations of Dunes City Code. Section 36.070 states:

“In the event of a finding of a violation of the Code, the Code Enforcement Officer may take the following actions:

“A. Seek voluntary compliance to abate the violation without any further action being taken;

“B. Summarily abate the violation if the violation is an immediate threat to public health and safety or endangers property;

“C. Impose administrative costs against the person found to be responsible for the violation;

“D. Issue a notice of violation;

“E. Issue a cease-and-desist order;

“F. Abate;

“G. Fine;

“H. Execute a stipulation agreement; and/or

“I. Commence civil proceedings.”

14. Section 36.90 of the Dunes City Code of Ordinances addresses Abatement or Correction of a violation, the assessment of costs, and that all costs incurred by the City will be placed as a lien against the property. Section 36.90(H) thereof states:

“H, Abatement or correction of a code violation is not a penalty, but is an additional remedy. Imposition of a penalty for a code violation does not relieve the Person or Persons Responsible of the duty to abate or correct the violation.”

15. Section 36.095(A) states:

“A Any person found to be in violation of any section or provision of this City Code, where no other penalty is set forth, shall be punished by a fine not to exceed FIVE HUNDRED DOLLARS (\$500.00) for any one offense, each day constituting a separate offense.”

**ORDER FOR CORRECTIVE ACTION AND
IMPLEMENTATION OF FINE**

ORDER

It is hereby ORDERED that Responsible Party, Jack Thomas Claycomb, take or cause to be taken, the following corrective action:

1. Pay a fine in the amount of FIVE HUNDRED DOLLARS (\$500) a day with each day constituting a separate offense as of August 21, 2024. If the fine is unpaid as of September 30, 2024, the debt may be sent to private collections. If this debt is sent to collections, a debt collection fee of 20% will be added to the debt.

Failure to comply with this Order may result in the Code Enforcement Officer pursuing further administrative and judicial enforcement actions, including assessments of fines, abatement, and the filing of criminal charges.

NOTICE: THE PERSONS RESPONSIBLE, OR THE OWNERS OF THE PROPERTY, MAY APPEAL THIS ORDER FOR CORRECTIVE ACTION TO THE DUNES CITY COUNCIL BY DELIVERING A WRITTEN REQUEST FOR REVIEW TO THE CITY RECORDER WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE OF ISSUANCE OF THIS NOTICE OF VIOLATION AND THE PAYMENT OF ALL REQUISITE APPEAL FEES. IF THE PERSON RESPONSIBLE OR THE PROPERTY OWNER FAILS TO TIMELY FILE A WRITTEN REQUEST FOR REVIEW, THE CODE ENFORCEMENT OFFICER'S FINDING THAT A VIOLATION HAS OCCURRED WILL BE FINAL.

APPROVED AND **ORDERED** BY THE CODE ENFORCEMENT OFFICER this 5th day of September, 20 24.



Lila Timmons
Code Enforcement Officer

ATTEST:



Pamela Palmer
City Planner



After recording return to:
Jack Thomas Claycomb
5104 Ford Way
Florence, OR 97439

Until a change is requested all tax
statements shall be sent to the
following address:
Jack Thomas Claycomb
5104 Ford Way
Florence, OR 97439

File No.: 7193-3914082 (CSK)
Date: March 11, 2022

THIS SPACE RESERVED FOR RECORDER'S USE	
Lane County Clerk Lane County Deeds & Records	2022-013993 03/28/2022 09:33:36 AM
RPR-DEED Cnt=1 Stn=8 CASHIER 12 4pages \$20.00 \$11.00 \$10.00 \$61.00	\$102.00

STATUTORY WARRANTY DEED

The Buehler Family LLC, an Oregon limited liability company, Grantor, conveys and warrants to Jack Thomas Claycomb, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. 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 **\$1,140,000.00**. (Here comply with requirements of ORS 93.030)

Exhibit A, Page 1

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.

Dated this 17 day of March, 2021.

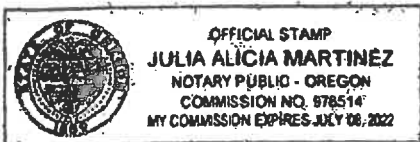
The Buehler Family LLC, an Oregon limited liability company

By: [Signature]
Name: Alfred James Buehler
Title: Member

By: [Signature]
Name: Marjorie C. Woyden
Title: Member

STATE OF Oregon)
County of Deschutes) ss.
~~Lane~~)

This instrument was acknowledged before me on this 17 day of March, 2021 by Alfred James Buehler as Member and as of The Buehler Family LLC, on behalf of the limited liability company.



[Signature]
Notary Public for Oregon
My commission expires: July 8, 2022

EXHIBIT A

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

BEGINNING AT A POINT WHICH IS 327.07 FEET NORTH AND 180.15 FEET EAST OF THE SOUTHERLY MEANDER CORNER ON THE LINE BETWEEN SECTIONS 14 AND 15, TOWNSHIP 19 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, WHICH BEGINNING POINT IS MARKED BY AN IRON PIPE DRIVEN IN THE GROUND; THENCE NORTH 77° EAST 62.74 FEET TO AN IRON PIPE, THENCE SOUTH 13° EAST 40.00 FEET TO AN IRON PIPE; THENCE NORTH 77° EAST 267.00 FEET MORE OR LESS, TO SHORE OF WOHINK LAKE THE LINE BEING MARKED BY AN IRON PIPE DRIVEN AT THE TOP OF THE BANK; THENCE SOUTHWESTERLY FOLLOWING THE SHORE LINE OF WOHINK LAKE TO A POINT ON THE SHORE WHICH IS SOUTH 30° EAST OF THE POINT OF BEGINNING; THENCE NORTH 30° WEST 324.00 FEET MORE OR LESS, TO POINT OF BEGINNING, SAID LINE NEAR WATER BEING MARKED BY AN IRON PIPE, TOGETHER WITH ANY RIPARIAN RIGHTS WHICH THE GRANTORS MAY POSSESS THAT PERTAIN TO THIS LAND, AND BEING IN LOT 3, SECTION 14, TOWNSHIP 19 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, ALL IN LANE COUNTY, OREGON.

ALSO: BEGINNING AT A POINT WHICH IS 327.07 FEET NORTH AND 180.15 FEET EAST OF THE SOUTHERLY MEANDER CORNER ON THE SECTION LINE BETWEEN SECTIONS 14 AND 15, TOWNSHIP 19 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, IN LANE COUNTY, OREGON, WHICH BEGINNING POINT IS MARKED BY AN IRON PIPE DRIVEN IN THE GROUND, SAID POINT BEING IDENTICAL WITH THE BEGINNING POINT OF LAND DEEDED TO JOHN STARK EVANS AND MARJORIE G. EVANS BY JAMES W. FORD, JR. AND EDNA C. FORD ON NOVEMBER 7, 1940, THENCE NORTH 30° 00' WEST 20.90 FEET TO AN IRON PIPE, THENCE SOUTH 77° 00' WEST 104.57 FEET, THENCE SOUTH 30° 00' EAST 392.00 FEET MORE OR LESS TO THE SHORE OF WOHINK LAKE, THENCE SOUTHEASTERLY AND NORTHEASTERLY FOLLOWING THE SHORE LINE OF WOHINK LAKE AROUND A POINT OF LAND TO A POINT MARKED BY AN IRON PIPE WHICH IS SOUTH 30° EAST 324 FEET DISTANT FROM THE POINT OF BEGINNING, THENCE NORTH 30° 00' WEST 324.00 FEET ALONG THE LINE OF LAND OWNED BY JOHN STARK EVANS AND MARJORIE G. EVANS TO THE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.

12/20/2013

My car



Permit B, Page

tree chopped w/ no permit