

CITY OF COLUMBIA CITY
City Council
1840 Second Street - PO Box 189 - Columbia City, Oregon 97018
Phone: (503) 397-4010 / Fax: (503) 366-2870
E-mail: colcity@columbia-city.org / Web site: www.columbia-city.org

PAID
APR 23 2025
Columbia City

STRUCTURE IN UNIMPROVED RIGHT-OF WAY PERMIT APPLICATION

APPLICANT Sophie & Alan Martinson PHONE 503 369 4712

MAILING ADDRESS PO Box 112

PROPERTY OWNER same as above PHONE _____

MAILING ADDRESS _____

REQUEST (4) Raised Garden Beds (8' x 4') & Garden Bubbler with Nature Statue

LOCATION 1945 The Strand

ADJACENT TO MAP AND TAX LOT NUMBER Acct #: 14439, 5128-AD-01601

Applications for retaining wall, fences or other temporary parking structures built in unimproved right-of-way shall be accompanied by the fee and plans and specifications, drawn to scale, showing the actual shape and dimensions of the lot to be built upon, the sizes and locations on the lot of the retaining wall and/or fence and/or temporary parking structure, and such other information as is required for the City Council to make a fair decision. A completed Permit for Right-of-Way Excavation or Improvements must also accompany this application, if applicable.

FEE: \$150.00 (\$25.00 NON-REFUNDABLE)

SIGNATURE (applicant) Sophie G Martinson DATE 04/22/2025

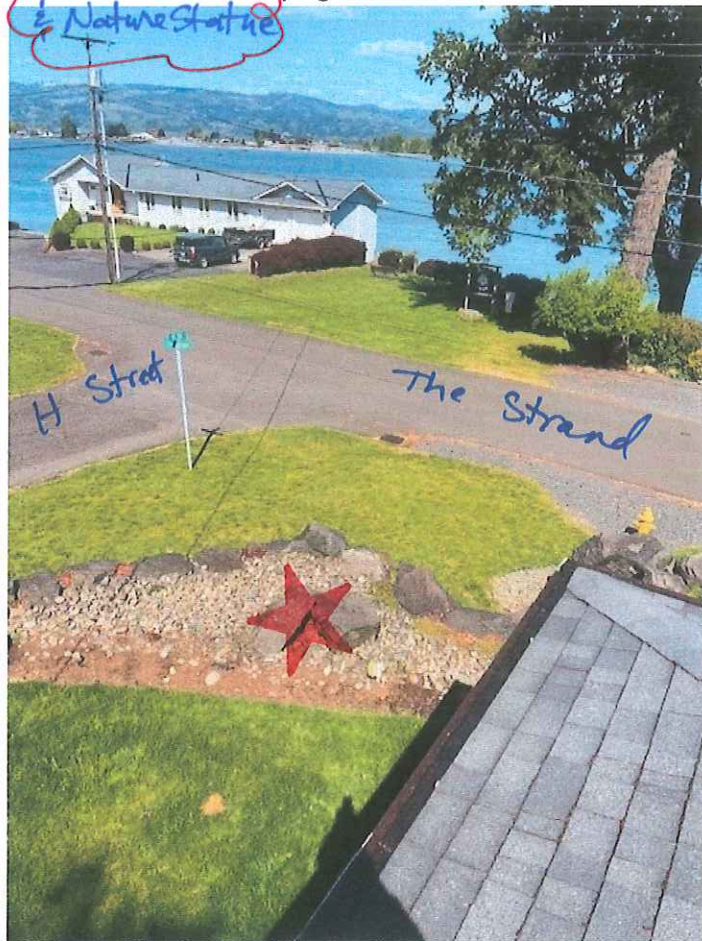
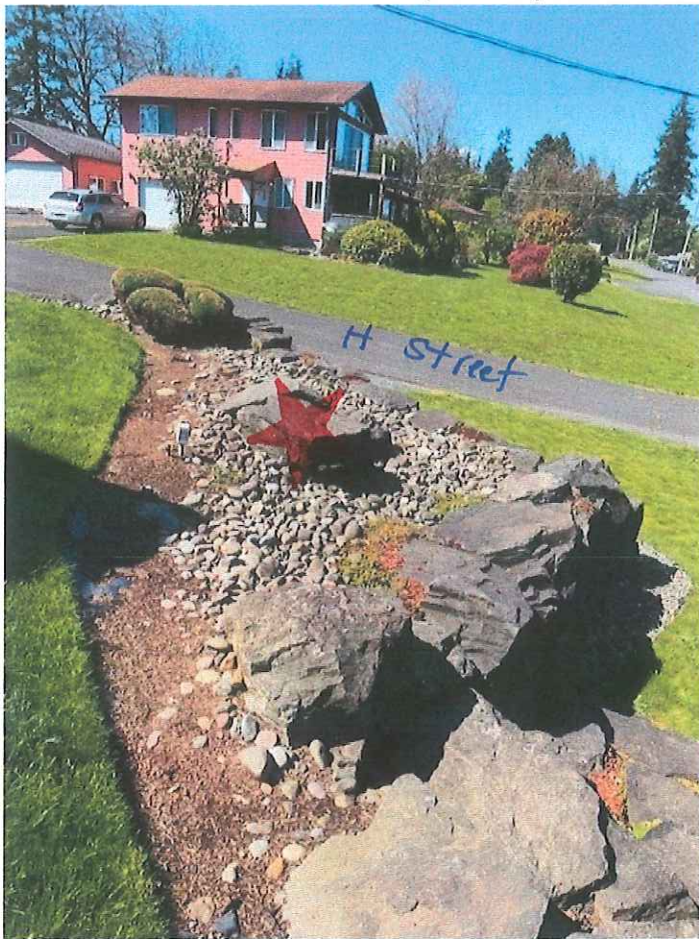
SIGNATURE (owner/agent) Alan Z Martinson DATE 04/22/2025

OFFICE USE ONLY
Date Filed 4/23/2025 Fee paid \$150 Receipt No. CR 10071809
Council Action _____ Date _____

Structure in Unimproved Right-of-Way Permit Application - revised 6/12/13

Note: Recorded Structure Permit for this property dated 5/2/2017 for rock wall structure.

1945 The Strand
Request to place Garden Bubbler in ROW - page 1



photos taken
April 2025

★ Proposed
Bubbler
Location + Nature
Statue



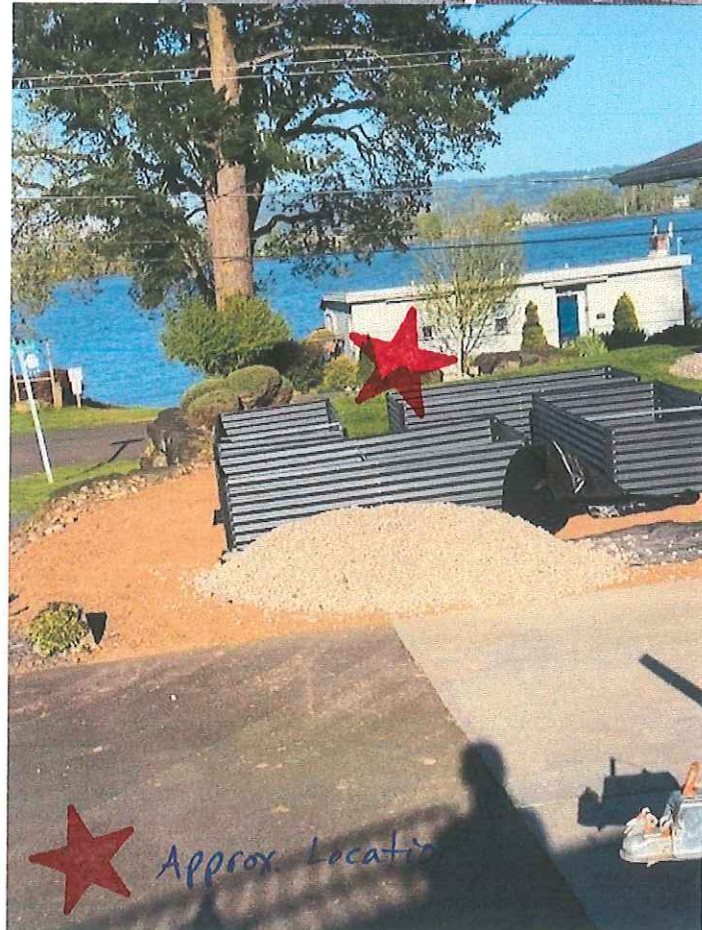
1945 The Strand
Request to place Planter Boxes in ROW – page 2

4- 8'x4'
Raised
Garden
Beds

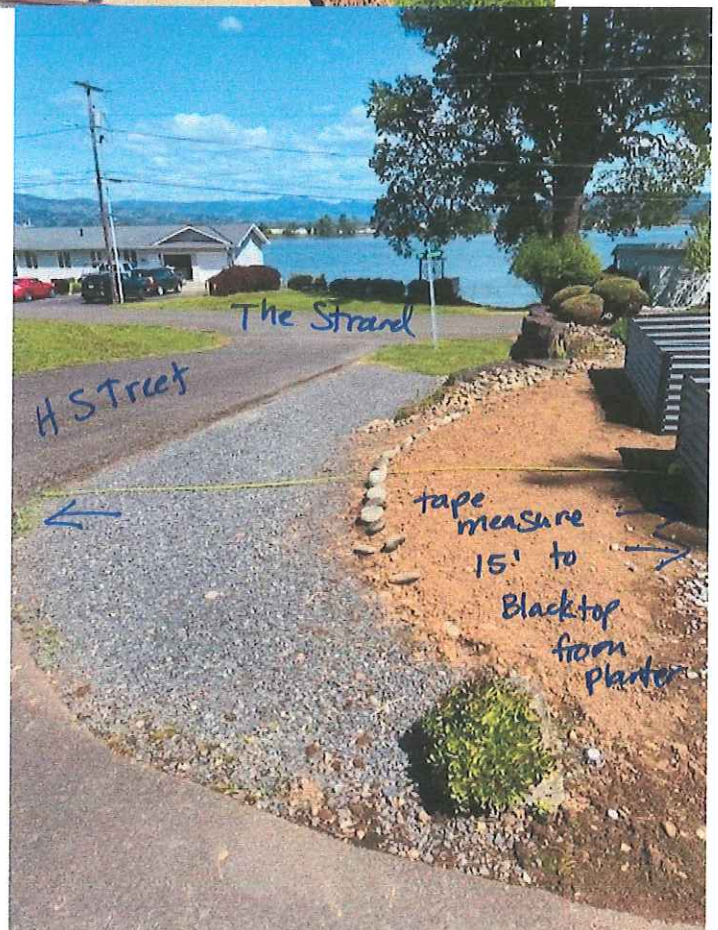
Property
Line
according
to site plan



photos
taken
April 2025



★ Approx. Location
of Bubbler + Nature Statue in relation to planter boxes



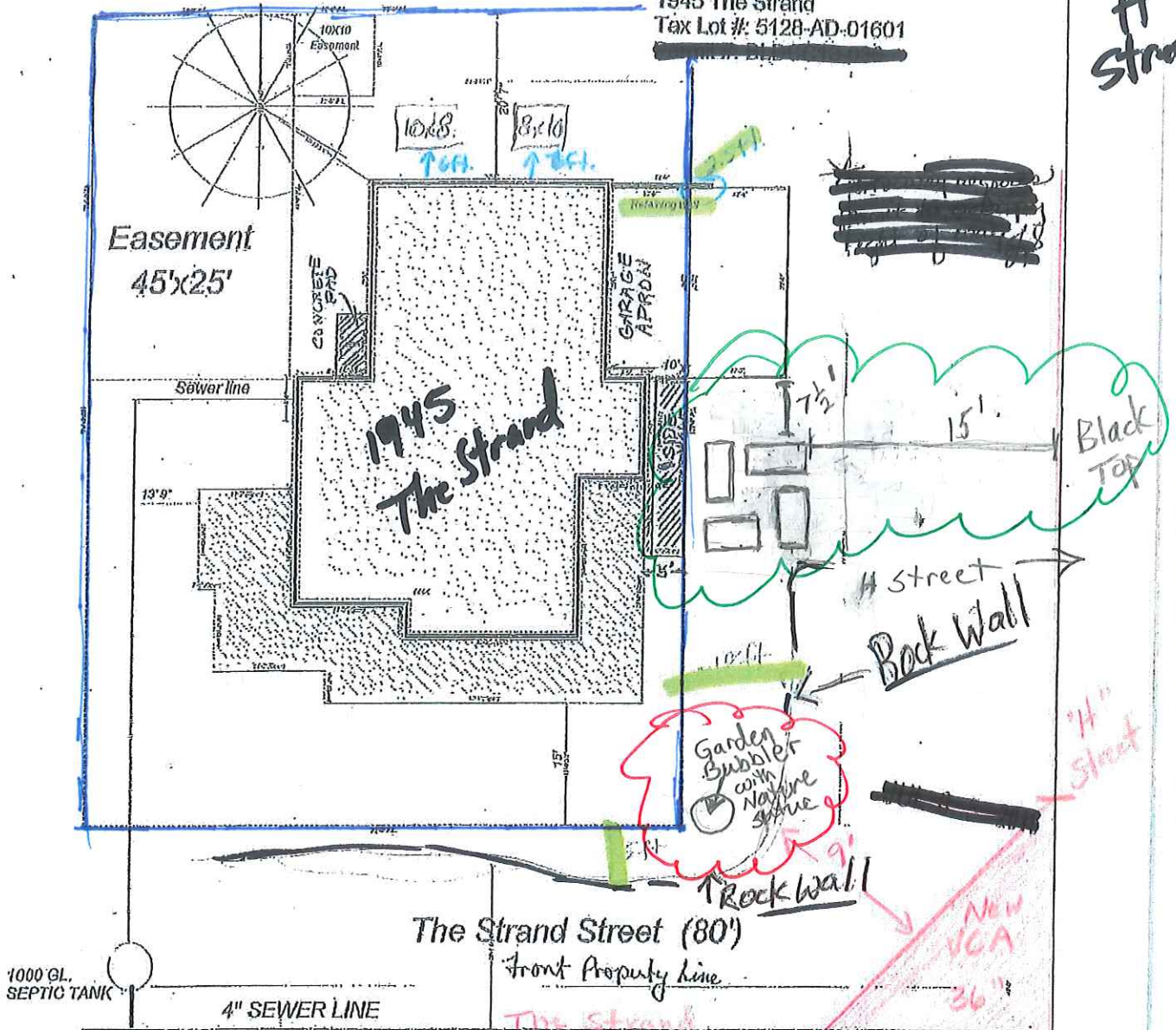
of Bubbler + Nature Statue in relation to planter boxes

~~1945 The Strand~~
- 1945 The Strand

Alley (20')

Owner: Alan & Sophie Martinson
Contractor: ~~Steve K. Construction~~
1945 The Strand
Tax Lot #: 5128-AD-01601

H Street



1000 GL.
SEPTIC TANK

4\"/>

The Strand Street (80')

Front Property Line

Property line
Proposed (4) 8'x4' Raised Garden Beds
Proposed area for garden bubbler with Nature statue

RESOLUTION NO. _____

A RESOLUTION DETERMINING THAT A NUISANCE EXISTS UPON PROPERTY DESCRIBED AS MAP AND TAXLOT 5128-DA-01000, PROPERTY LOCATED AT 1630 SECOND STREET WITHIN THE CITY OF COLUMBIA CITY AND REQUESTING CITY ABATEMENT.

WHEREAS, Columbia City Ordinance No. 517, Section 12. Noxious Vegetation A) states, "The term noxious vegetation does include, at any time between April 15 and September 30 of any year: 1) Weeds more than 10 inches high; 2) Grass more than 10 inches high and not within the exception state in subsection A) of this section; and further in B) no owner or person in charge of property shall allow noxious vegetation to be on the property or in the right-of-way of a public thoroughfare abutting the property; and

WHEREAS, City Administrator, on April 30, 2025, sent abatement notice by certified mail to property owner SWARDZ LIVING TRUST-JACK SWARDZ at mailing address 10738 169TH AVENUE SE, RENTON WA 98059 regarding the above referenced properties giving 10 days to abate the nuisance as described in the notice or submit in writing notice specifying the basis of the protest to the City Administrator within 10 days; and

WHEREAS, the above mentioned properties remain in violation as of Monday, May 12, 2025.

NOW, THEREFORE, THE CITY OF COLUMBIA CITY RESOLVES AS FOLLOWS:


The property associated with Map and Taxlot: 5128-DA-01000 and physical address: 1630 Second Street, Columbia City constitutes a nuisance and should be abated under Ordinance No. 517, Section 12 due to:

- A) Weeds more than 10 inches high; and
- B) Grass more than 10 inches high.

Therefore, Council hereby declares that a nuisance exists and directs that the property, map and taxlot: 5128-DA-01000 be abated immediately by the City Public Works Department or hired contractor. All fees assessed will be billed to the property owner/person responsible as outlined in the ordinance.



PO Box 189 ♦ 1840 Second Street
Columbia City, Oregon 97018
Phone (503) 397-4010
E-mail hjohnson@columbia-city.org
Web site www.columbia-city.org

DATE: May 12, 2025
TO: Kim Karber, City Administrator
Mayor & City Council
CC: Police Department
Public Works
FROM: Helen Johnson 
RE: Weed Abatement – 1630 Second Street - Swardz

MEMO

I am requesting the City Council consider abatement of noxious vegetation at 1630 Second Street. The property owned by Swardz Living Trust-Jack Swardz who receives mail at 10738 169th Avenue SE, Renton WA 98059. The owner has failed to comply with Ordinance No. 517 Sec 12 regarding noxious vegetation.

The following timeline shows steps taken to avoid this determination:

- 4/4/2025 neighbor called about this property being a problem year after year about weeds in the yard going to seed. The abatement season had not official started, but I advised they would be receiving reminder notice.
- 4/7/2025 reminder of abatement season and current mowers mailed to owner. Observed on lunch the front yard of property had been cut but not the backyard.
- 4/22/2025 when Kim and I were out and about for our first compliance check of the season, the backyard area of the property still had not been cut.
- 4/23/2025 took photo of backyard area. Called and left a message for Jack Swardz at the phone number we have on record and the record did state his name. I let him know the backyard needed to be mowed and there was a lot of weeds going to seed.
- 4/30/2025 mailed certified letter to abate with photo of backyard. No warning letter mailed because the reminder had been sent on 4/7/2025 and the property has been under the same ownership since January of 2017 and is aware of the City's Noxious Vegetation Ordinance. The certified letter outlined 10 days (5/10/2025) to either abate or send written objection.
- Sometime between 5/7/2025 & 5/9/2025 the signed certification card was received in the mail, shows signed for on 5/2/2025.
- 5/12/2025 backyard of property still remains uncut, 4 photos taken today.

Attached you will find:

- Copy of reminder notice only, not list of mowers – mailed 4/7/2025 with a special hand written note.
- Copy of certified letter and photo taken 4/23/2025 – mailed 4/30/2025.
- Copy of signed certified card received sometime between 5/7/2025 and 5/9/2025 – signed on 5/2/2025.
- Photos (4) taken 5/12/2025 from Second Street and alley behind.
- Sections of Ordinance 517 outlining violation, abatement and penalty sections for noxious vegetation. (Note, this is not a fully copy of the ordinance, just the related section to this process.)

I am requesting that the lot be abated by Public Works or a hired contractor and all assessed fees be billed to property owner as outlined in the ordinance.

At this time I have not pursued issuance of a citation because the owner of record is not local and not at the property on a regular basis. I am researching options for citations to be issued.

If you have any questions please let me know.

Thanks.

The City of Columbia City
In Columbia County on the Columbia River



REMINDER ONLY
At this time

April 7, 2025

Property Owner of Vacant Land or Unoccupied Home,

Please consider this a friendly reminder about City Ordinance No. 517, which prohibits the uncontrolled growth of weeds and other noxious vegetation. Noxious vegetation includes **weeds and grass more than 10 inches high**, poison oak, poison ivy, and blackberry bushes that extend into the public right-of-way or cross a property line at any time between **April 15 and September 30** of any year.

No owner or person in charge of property shall allow noxious vegetation to be on the property or in the right-of-way of public thoroughfare abutting the property. An owner or person in charge of property shall cut down or destroy grass, shrubbery, brush, bushes, weeds or other noxious vegetation **as often as needed to prevent them from becoming unsightly**, from becoming a fire hazard, or, in the case of weeds or other noxious vegetation, from maturing **or from going to seed.**

I have enclosed a current list of Columbia City licensed Mowing and Yard Maintenance businesses that might be able to offer assistance, if needed, in keeping your property compliant with City Ordinance No. 517.

Be advised if the City abates the nuisance, costs of the abatement will be charged to the person responsible. If the cost of abatement goes unpaid it will be assessed against the property in the form of a lien. **Failure to abate the nuisance may also warrant the imposition of a fine. Under this ordinance a violation could be fined up to \$500 for each day of violation.**

Your cooperation in complying with this ordinance is greatly appreciated. If you have any questions or need additional information, please contact City Hall, 503-397-4010.

Regards,

Helen K. Johnson
Office Supervisor/Administrative Assistant
Building, Planning, Code Enforcement

enclosure

PO Box 189 ♦ 1840 Second Street ♦ Columbia
Phone 503-397-4010 ♦ Fax 503-360-4010
E-mail hjohnson@columbia-city.org ♦ Web site www.columbia-city.org

Jack,
Please be advised
there are lots of weeds
in this yard that need
to be treated or mowed
frequently to prevent going
to seed.
1630 Second St.

The City of Columbia City

City of Beauty and Livability

04/30/2025

Swardz Living Trust-Jack Swardz
10738 169th Avenue SE
Renton WA 98059

Re: Property described as Tax Account #: 14604, 1630 Second Street

ABATEMENT NOTICE

It has been determined that your property, identified above, is in violation of the following City Ordinance(s). You are hereby directed to abate the nuisance within 10 days from the date of this notice.

Noxious Vegetation/Ord No. 517 Sec
12

A) The term "noxious vegetation" does include, at any time between April 15 and September 30 of any year: 1) Weeds more than 10 inches high. 2) Grass more than 10 inches high. 3) Poison oak. 4) Poison ivy. 5) Blackberry bushes that extend into a public thoroughfare or across a property line.

B) ...no owner or person in charge of property shall allow noxious vegetation to be on the property or in the right-of-way of a public thoroughfare abutting on the property. An owner or person in charge of property shall cut down or destroy grass, shrubbery, brush, bushes, weeds or other noxious vegetation as often as needed to prevent them from becoming unsightly, from becoming a fire hazard, or, in the case of weeds or other noxious vegetation, from maturing or from going to seed.

Unless the nuisance is removed as herein requested, the City may abate the nuisance, and the cost of the abatement will be charged to the person responsible. If the cost of abatement goes unpaid it may be assessed against the property in the form of a lien. Failure to abate the nuisance may also warrant the imposition of a fine. Under this Ordinance a **violation could be fined up to \$500 for each day of violation.**

The person responsible may protest this action by giving written notice specifying the basis of the protest to the City Administrator within 10 days from the date of this notice. An error in name or address of the person responsible shall not make the notice void.

Regards,

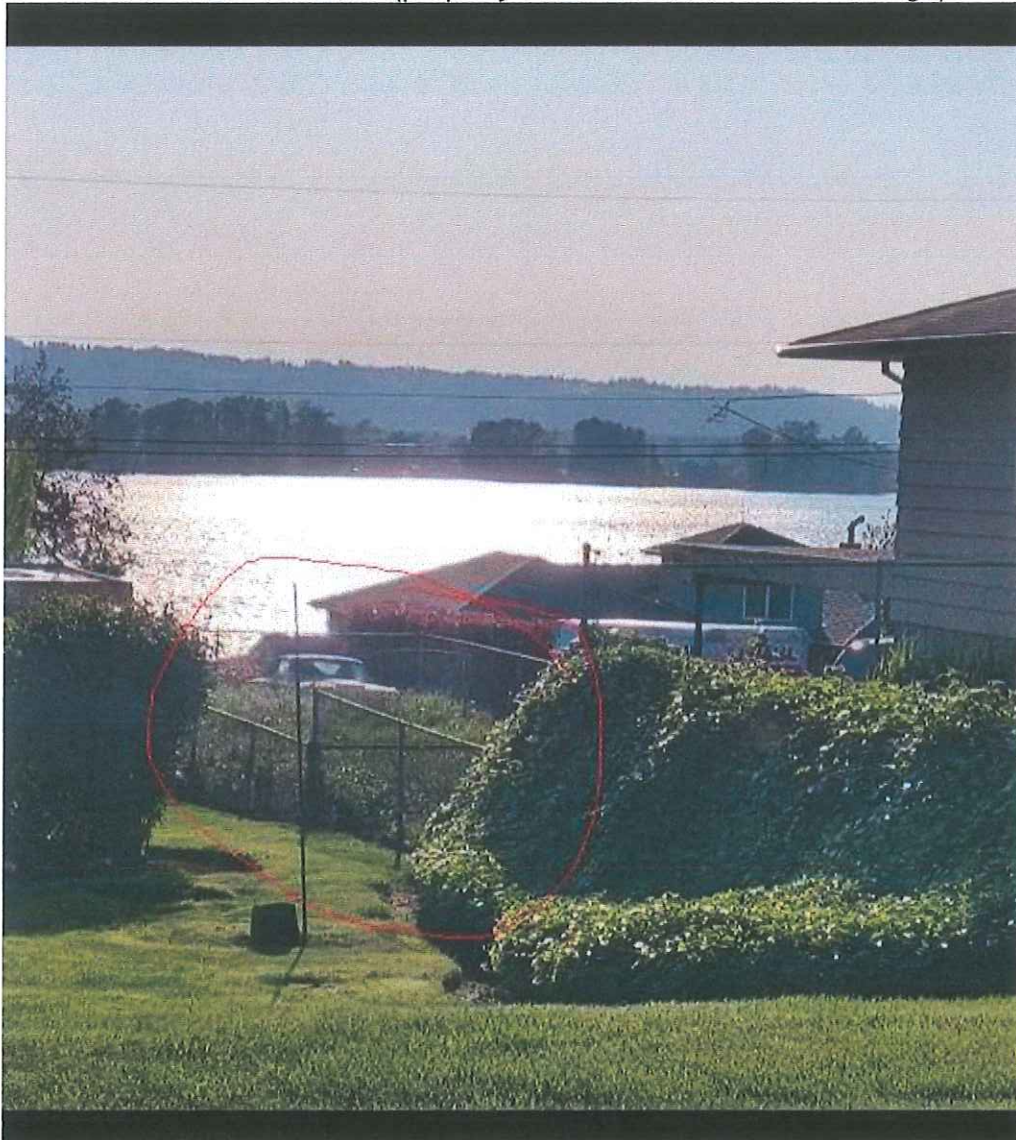


Kim Karber
City Administrator/Recorder

By certified mail / return receipt

PO Box 189 • 1840 Second Street • Columbia City, Oregon 97018
Phone 503-397-4010 • Fax 503-366-2870
Email hjohnson@columbia-city.org • Website www.columbia-city.org

1630 Second Street
Photo taken 4/23/2025 (property observed 4/30/2025-no change)

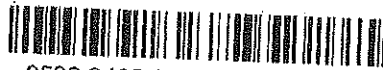


SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Swardz Living Trust
Attn: Jack Swardz
10738 169th Avenue SE
Renton WA 98059



9590 9402 6669 1060 9458 02

2. Article Number (Transfer from service label)

7022 3330 0000 2468 9625

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Shirley Sargent* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

Shirley Sargent

C. Date of Delivery

May 2, 2002

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

1630 Second Street
Photos taken 5/12/2025 from Second Street



1630 Second Street
Photos taken 5/12/2025 from alley behind

