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Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:
DTDcompliance@clackamas.us | 503-742-4400.

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

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Clackamas County
www.clackamas.us



NOTICE OF HEARING

October 8, 2026

Chad Stoltenberg
24944 SE McGuffey Ln.
Eagle Creek, OR 97022

RE: County of Clackamas v. Chad Stoltenberg
File: V0010126

Hearing Date: November 12, 2026

Time: This item will not begin before 11:00 am however it may begin later depending on the length of preceding items.

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

Enclosed you will find the following:

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

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

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

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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

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

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

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

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

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

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



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

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

If you would like to present evidence at the hearing, please email Jennifer Kauppi at JKauppi@clackamas.us or mail your evidence, **no later than 4 working days prior to the hearing** to:

Jennifer Kauppi
150 Beavercreek Rd.
Oregon City, OR 97045

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

If you are unable to participate in the hearing through the Zoom platform, please contact Jennifer Kauppi at 503-742-4759 **within 3 calendar days of the receipt of the Notice of Hearing**.

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

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

Zoom Information:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/83840417322?pwd=sM0HNFwzKcZlH8G5kxo3NJrgg895cb.1>

Passcode: 420612

Phone: +19712471195,,83840417322# US (Portland) 16027530140,,83840417322# US +(Phoenix)

Join via Audio:

+1 971 247 1195 US (Portland)	+1 786 635 1003 US (Miami)
+1 602 753 0140 US (Phoenix)	+1 267 831 0333 US (Philadelphia)
+1 669 219 2599 US (San Jose)	+1 301 715 8592 US (Washington DC)
+1 669 444 9171 US	+1 305 224 1968 US
+1 669 900 6833 US (San Jose)	+1 309 205 3325 US
+1 719 359 4580 US	+1 312 626 6799 US (Chicago)
+1 720 928 9299 US (Denver)	+1 360 209 5623 US
+1 206 337 9723 US (Seattle)	+1 386 347 5053 US
+1 213 338 8477 US (Los Angeles)	+1 470 250 9358 US (Atlanta)
+1 253 205 0468 US	+1 470 381 2552 US (Atlanta)
+1 253 215 8782 US (Tacoma)	+1 507 473 4847 US
+1 346 248 7799 US (Houston)	+1 564 217 2000 US
+1 408 638 0968 US (San Jose)	+1 646 518 9805 US (New York)
+1 646 931 3860 US	+1 646 876 9923 US (New York)
+1 651 372 8299 US (Minnesota)	
+1 689 278 1000 US	Webinar ID: 838 4041 7322

International number available: <https://clackamascounty.zoom.us/j/83840417322?pwd=sM0HNFwzKcZlH8G5kxo3NJrgg895cb.1>

Department of Transportation and Development

Non-Discrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎！Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

환영합니다. Korean

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

BEFORE THE COMPLIANCE HEARINGS OFFICER
for
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

CHAD STOLTENBERG,

Respondent.

File No: V0010126

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 24944 SE McGuffey Ln, Eagle Creek, OR 97022.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 24944 SE McGuffey Ln, Eagle Creek, OR 97022 also known as T3S, R4E, Section 05, Tax Lot 02200, and is located in Clackamas County, Oregon. The property is zoned Rural Residential Farm Forest 5-Acre (RRFF5) and is the location of violation(s) asserted by the County.

3.

On or about the 24th day of March, 2026 and on the 27th day of April, 2026 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Solid Waste and Waste Management Code, Chapter 10.03 by accumulating solid waste on the subject property. This violation is a Priority 3 violation pursuant to the Clackamas County Violation Priorities.
- b. Respondent violated the Clackamas Building Code, Chapter 9.02.040 by installing a woodstove in a manufactured home and modifying the accessory structure with the installation of windows without approved permits or approved final inspections. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.
- c. Respondent violated the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03 by failing to obtain land use approval for occupied recreational vehicles on the subject property. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondent in the following manner: Violation Notice March 24, 2026 and Citation and Complaint 2600101 in the amount of \$1,747.00 was mailed via first class mail on April 28, 2026. A copy of the notice document is attached to this Complaint as Exhibits D and G, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

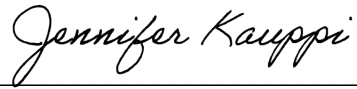
Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Solid Waste and Waste Management Code Priority 3 violation being \$500.00 to \$1,500.00 per occurrence. Said range for a Building Code Priority 1 violation being \$1,000 to \$3,500.00 per occurrence. Said range for a Zoning and Development Ordinance Priority 2 violation being \$750.00 to \$2,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 7th day of October, 2026.

A handwritten signature in cursive script that reads "Jennifer Kauppi".

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

CHAD STOLTENBERG

Respondent.

File No.: V0010126

STATEMENT OF PROOF

History of Events and Exhibits:

March 10, 2026	Clackamas County received a complaint regarding an accumulation of solid waste, occupied recreational vehicles and building code violations on the subject property.
March 16, 2026 Exhibit A	Correspondence was mailed to the Repsondent regarding the alleged violations.
March 19, 2026 Exhibit B	I conducted research on the subject property. The accessory structure was permitted and received approved final inspections. I confirmed with the garbage company that there is no active garbage service at this location since 2014. In addition, there has been no active electrical service to this home since 2024. The property is connected to a community well. I found RMLS photos of the property when it was listed for sale in 2012. I emailed Supervisor Plans Examiner Richard Carlson regarding the windows that were installed in the accessory structure. Richard stated that the windows would have required a permit.
March 23, 2026 Exhibit C	I conducted a site inspection of the property. I found household garbage and other miscellaneous debris onsite. Two occupied recreational vehicles were in the driveway. I noted a woodstove had been installed in the manufactured home and the accessory structure had been modified to include windows.
March 24, 2026 Exhibit D	A Notice of Violation was mailed to the Respondent regarding the violations. A deadline date of March 31 st was given for the removal of the putrescible waste and a deadline date of April 24 th was given to abate the remaining violations.
March 26, 2026	Chad and I spoke on the phone. We discussed the violations on the property and the requirements for abating each one. Chad stated that the female that was occupying the accessory structure had moved out. Chad also stated that he installed the woodstove about 3 years ago.

April 6, 2026 Exhibit E	I conducted a site inspection. The trailer with the putrescible waste had been removed.
April 27, 2026 Exhibit F	I conducted a site inspection. The solid waste and occupied recreational vehicles remained onsite. I researched the permitting system and no permits had been submitted for the alteration of the accessory structure or mechanical permits for the woodstove.
April 28, 2026 Exhibit G	Citation 2600101 in the amount of \$1,747.00 was issued for the Priority 1 Building Code violations, Priority 2 Zoning violation and Priority 3 Solid Waste violation. The citation was sent by first class mail and was not returned to the County. The citation remains unpaid.
May 18, 2026 Exhibit H	I conducted a site inspection. The property remained in violation. During this inspection I spoke with Chad and Devin Chapmin with Property Max onsite. Chad stated that Devin was under contract to purchase the property which should be closing in about a month. During this conversation Chad confirmed that a portion of the accessory structure had been converted to an apartment.
September 14, 2026 Exhibit I	I conducted a site inspection and the property remained in violation. The County permitting system shows no permits for the woodstove or alterations to the accessory structure have been submitted.
October 7, 2026	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040, the Solid Waste and Waste Management Code, Chapter 10.03.060(A)(B), Zoning and Development Ordinance Title 12, Section 316.03 exists, the County is requesting a Final Order in this matter as the Respondent has not taken all necessary steps to abate the violations by the deadline date provided. This report includes the following recommendations:

- The imposition of civil penalties for the Building Code violation between \$1,000.00 to \$3,500.00 for date cited April 27, 2026 for a total amount due between \$2,000.00 and \$7,000.00.
- The imposition of civil penalties for the Solid Waste and Wastes Management Code violation between \$500.00 and \$1,500.00 for date cited April 27, 2026.
- The imposition of civil penalties for the Zoning and Development Ordinance violation between \$750.00 and \$2,500.00 for date cited April 27, 2026.
- Payment for Citation No. 2600101 issued on April 28, 2026 for \$1,747.00.
- The Administrative Compliance fee to be imposed April 2026 through June 2026 at \$100.00 per month for a total of \$300.00.
- The Administrative Compliance fee to be imposed July 2026 through November 2026 at \$102.00 per month for a total of \$510.00.
- The total Administrative Compliance fee is \$810.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- The County is requesting the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.
- OR

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

- The Respondent be ordered to bring the property into compliance with the Building Code, Solid Waste and Waste Management Code and Zoning and Development Ordinance within 30 days of the date of the Order. The Respondent shall obtain all required building and mechanical permits for the manufactured home and accessory structure. All miscellaneous debris shall be screened from view of neighboring properties or removed from the subject property. Screen no more than 2 inoperable or non-currently licensed vehicles and render all remaining vehicles currently licensed and operable or remove from the property.

Immediately cease the use of the occupied recreational vehicle until land use is approved and all conditions of approval have been met. Schedule a site inspection to confirm compliance.

- Code Enforcement to confirm compliance of the above items and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.



March 16, 2026

Chad Stoltenberg
24944 SE McGuffey Ln.
Eagle Creek, OR 97022

Subject: Alleged Violations of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code

Site Address: 24944 SE McGuffey Ln. Eagle Creek, OR 97022
Legal Description: T3S, R4E, Section 05, Tax Lot 2200

It has come to the attention of Clackamas County Code Enforcement that installation of woodstoves may have been done without the benefit of permits. In addition, an unauthorized occupied shop, occupied recreational vehicles, and occupied tents may exist on the above referenced property.

There may also be an accumulation of solid waste, as well as numerous inoperable or non-currently licensed vehicles on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316, Building Code, Chapter 9.02.040 and the Solid Waste Code, Title 10.03.060 of the Clackamas County Code.

Please contact Jennifer Kauppi, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is jkauppi@clackamas.us

Telephone number is 503-742-4759.

Please note that a \$100.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated.

Department of Transportation and Development

Nondiscrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

환영합니다. Korean

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EXHIBIT B _ PAGE 2 OF 4



Kauppi, Jennifer

From: Carlson, Richard
Sent: Monday, March 23, 2026 3:16 PM
To: Kauppi, Jennifer
Subject: RE: Modified Accessory Structure

2012 picture would not open, but yes new windows require permits.

Richard Carlson, Plans Examiner Supervisor

Clackamas County | Transportation & Development | Building Codes
971-346-1239 (Cell) 503-742-4769 (Office)

150 Beavercreek Rd
Oregon City, OR 97048
Hours: Monday-Friday 7:30-4:00, In office tu-th

 WERE YOU HAPPY WITH THE SERVICE YOU RECEIVED TODAY?

Follow Clackamas County:  |  |  |  |  | 
[Get email updates.](#)

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Monday, March 23, 2026 3:00 PM
To: Carlson, Richard <richardcar@clackamas.us>
Subject: Modified Accessory Structure

Richard,

The first picture is a before of the building.
The second picture is what I took today. Appears two windows were added to the front and side of building.

Permit?

Thank you

Jennifer Kauppi – Code Enforcement Specialist
Clackamas County | Transportation & Development | Code Enforcement

503-742-4759 (Office)
150 Beavercreek Road, Oregon City, OR 97045
Hours: Mon-Fri from 6:30 a.m. until 4:00 p.m.
Lobby Hours: 8:00 am until 4:00 pm Mon-Thurs

 WERE YOU HAPPY WITH THE SERVICE YOU RECEIVED TODAY?

Follow Clackamas County:  |  |  |  |  |  (Social media is optional.)
[Get email updates.](#)











NOTICE OF VIOLATION

March 24, 2026

Chad Stoltenberg
24944 SE McGuffey Ln
Eagle Creek, OR 97022

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (B)(E), Zoning and Development Ordinance, Title 12, Section 316.03 (A), Solid Waste and Wastes Management Code, Title 10, Chapters 10.03.060 (A) and (B)

VIOLATION: V0010126

SITE ADDRESS: 24944 SE McGuffey Ln, Eagle Creek, OR 97022

LEGAL DESCRIPTION: T3S, R4E, Section 05, Tax Lot 02200

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

Installation of a woodstove in a manufactured home without approved permits.
Installation of windows in an accessory structure without approved permits.
Accumulation of solid waste.
Occupied recreational vehicles without approved permits.

VIOLATIONS & HOW TO RESOLVE

After receiving a complaint regarding the subject property, I conducted a site inspection on March 23rd and confirmed several violations onsite.

In order to abate the violations, you must complete the following by the deadline dates provided.

Installation of a wood stove in a manufactured home. – Deadline April 24, 2026

I reviewed RMLS listing photos of the front of the home taken in 2012 to the photos that I took during the site inspection. There is venting for a woodstove that has been installed. A review of County records show that no mechanical permits were issued for this woodstove or venting. This is a Priority 1 Building Code violation.

- Please submit, or have your professional submit, the mechanical permit application for the woodstove. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information to complete permit review must be responded to within ten days of being notified.
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Windows installed in detached shop – Deadline April 24, 2026

I reviewed RMLS listing photos of the shop taken in 2012 to the photos that I took during the site inspection. There are at least two new windows that have been installed in the shop. The installation of the window requires a residential building permit. A review of County records shows that no building permit was submitted for the windows. This is a Priority 1 Building Code violation.

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) for the windows on the detached shop. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - All requests for additional information to complete plan review must be responded to within ten days of being notified.
 - The permit(s) and any required trade permits must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Accumulation of Solid Waste –

Deadline March 31st – Removal of all household garbage – Priority 1

Deadline April 24 – Removal or screening of all miscellaneous waste – Priority 3

- Remove all solid waste, including but not limited to appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded material, or other similar non-putrescible solid waste or wastes that is visible from the road or surrounding properties to an authorized disposal facility and store out of sight all articles and solid waste that you wish to keep.

Additionally all putrescible (household) waste must be stored in a rodent proof container with a tight-fitting lid and removed to an authorized disposal facility a minimum of **once every seven (7) days**.

Covering solid waste with a tarp or tarp like structure does not remove the items from violation.

Inoperable and/or Non-Currently Licensed Vehicles

- Remove the inoperable and/or not currently licensed vehicles from the subject property, **and/or**;
- Render the inoperable and/or currently licensed vehicles, operable and licensed **and/or**;
- Place the inoperable and/or not currently licensed vehicles inside a permitted structure, **and/or**;
- Screen no more than two (2) vehicles from view of the road and surrounding properties, in accordance with the minimum screening requirements of the code (see Title 10.03.060 (C)). Please note: placing vehicles under tarps or tarp structures does not remedy the violation.

Occupied Recreational Vehicles – Deadline April 24, 2026

Occupied recreational vehicles without land use approval constitute a Priority 2 violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A). In order to abate the violations, you must complete one of the following

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. We have identified an RV as a 2nd dwelling as possible land use option(s). However, we encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at zoninginfo@clackamas.us to determine whether other options exist.
 - a. If you pause the use and begin the land use process, we will pause the enforcement of this file. If the use continues on the property before you obtain land use approval, we will continue with the enforcement of this file.
 - b. If you obtain land use approval, you must implement all conditions of approval before resuming the use. A final inspection may be required to confirm that all conditions of approval have been implemented before closing the file.

Please be advised only one recreational may obtain land use approval. In addition, if land use is approved, a septic authorization is a requirement for the RV to be connected to the property septic system.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

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

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

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.



Code Enforcement Permit Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer, and (3) a lien being placed against the subject property for the amount due from citations and fees which will accrue interest.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or to codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$514 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

Where construction work has been performed without benefit of a building plan review / permit(s) and / or inspections, plans shall be submitted showing conformance with the life safety provisions of the code and the construction shall be evaluated for structural soundness and conformance to the applicable codes by an Oregon licensed Architect or Engineer. This evaluation along with drawings of the as-built condition shall be presented to the Clackamas County Building Codes Division stamped, signed and dated by the architect or engineer. The evaluation letter accompanying the building permit application and drawings must provide the following

- A statement indicating the date the structure was inspected by the engineer or architect or by the engineer's or architect's authorized representative.
- A statement that summarizes the findings and results of the inspection.
- A copy of the structural analysis / calculations prepared and stamped by the architect or engineer that were used to determine structural adequacy.
- A statement indicating that the structure was built in accordance with all applicable codes and in accordance with the plans submitted to the Clackamas County Building Codes Division for review.
- If the structure is in need of repair or structural modifications to make it sound, a written summary of all work necessary to correct the deficiencies. Where roof or floor trusses are used, the manufacturer's truss details or equivalent engineering must accompany the submittal.
- When structural repairs or modifications are required, the work shall be left open and the applicant shall call for the appropriate inspections. If the engineer of record approves any repairs or modifications a stamped letter from the engineer shall state the description of the inspection, date, approvals and denials.

**CLACKAMAS COUNTY CODE ORDINANCE TITLE 10.03 SOLID WASTE AND
WASTE MANAGEMENT CODE (This is a portion of the code the remainder of the
code can be found on the Clackamas County Website)**

10.03.030 Definitions

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

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

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

10.03.060 Solid Waste or Wastes Accumulation Prohibited

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

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

(1) Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes for purposes of keeping it out of sight from the road or surrounding properties.

(2) Placing a tarp, plastic, cloth, or similar screening apparatus over or around solid waste or wastes that is stored in a utility trailer, pickup truck, semitrailer or similar device for purposes of keeping it out of sight from the road or surrounding properties.

(3) Constructing a tire fence for any purpose.

(4) Storing waste tires except as permitted pursuant to OAR Chapter 340.

(5) Storing putrescible waste, whether it is visible or not visible from the road or adjacent properties, that is not kept in a rodent proof container with a tight-fitting lid, and not removed from the property to an authorized disposal facilities within seven (7) days.

(6) Composting which causes offensive odors, or creates a health hazard, or which is capable of attracting or providing food for potential disease carriers such as birds, rodents, flies and other vectors.

(7) Storing, collecting, maintaining, or displaying any licensed or unlicensed special vehicle or equipment that is immobile, inoperable, partially dismantled or dismantled, dilapidated, or fire damaged and is visible from the road or surrounding properties.

(8) Storing, collecting, maintaining, or displaying a mobile home or trailer house, which is dilapidated or partially dismantled, or fire damaged, and is visible from the road or surrounding properties.

(9) Storing, collecting, maintaining or displaying: residential, commercial and industrial appliances, equipment and furniture; vehicle parts; tires; scrap metal, or any other useless, unwanted or discarded

material, or other similar non-putrescible solid waste or wastes, that is visible from the road or surrounding properties.

(10) Storing, collecting, maintaining or displaying any antique, classic, race care or collectible vehicle that is inoperable and is visible from the road or surrounding properties.

(11) Storing any inoperable vehicles unless said vehicle or vehicles are housed within a permitted structure or development, except up to two vehicles per premise may be stored behind a sight obscuring screen, in accordance with 10.03.060 C, and shall not be visible from the road or surrounding properties. For purposes of Subsection 11, two or more contiguous tax lots that are under common ownership shall be considered one premise.

(12) When commercial, industrial, multi-family or residential developments that use a compactor or compactors for on-site waste management, do not keep the areas around the compactor free of solid waste and debris, and washed down on a regular basis.

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

(1) Construct a wood fence unpainted or painted with neutral or earth tone colors of which the upright posts shall consist of a decay resistive material a minimum of four (4) inches in diameter and anchored a minimum of eight (8) feet. The railings shall be a minimum of 2 inch by 4 inch lumber with the 4 inch side attached vertically to the posts. The attached vertical or horizontal fence boards shall be set with a maximum separation $\frac{1}{4}$ inch.

(2) Construct a metal fence consisting of chain link or woven fabric with metal upright posts anchored a minimum of two (2) feet below ground level with metal railings and connectors. Water and insect resistive wood or plastic slats shall be inserted in the chain link or woven fabric, with a maximum separation of $\frac{3}{8}$ inch between slats.

(3) Construct a combination fence consisting of a metal sheeting attached to wood framing as defined in Section C-1 above, or durable metal framing, which is painted a neutral or earth tone color.

(4) Construct a wall consisting of solid material, built of concrete, masonry, brick, stone, or other similar materials or combination thereof.

(5) Construct an earthen berm consisting of dirt, soil, sand, clay or any combination thereof and shall be planted with grass and/or ornamental plantings and shall be maintained at all times.

(6) Plant a hedge consisting of evergreen plantings or other ornamental plantings a minimum of six (6) feet in height, planted not more than two (2) feet on center and which is maintained at all times.

In addition to the minimum fencing requirements, wood, metal, masonry fences or combination thereof greater than six (6) feet in height are subject to County review pursuant to the Oregon State Uniform Building Code, and all earthen berms are subject to County review pursuant to the County's Grading and Excavation Chapter.

For the purposes of this chapter, no sight obscuring screen shall be located, placed, constructed or installed contrary to the Clackamas County Zoning Development Ordinance

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:

Order No.: 872200271-CC
Chad Stoltenberg
24944 SE McGuffey Lane
Eagle Creek, OR 97022

SEND TAX STATEMENTS TO:

Chad Stoltenberg
24944 SE McGuffey Lane
Eagle Creek, OR 97022

APN: 00926797
24944 SE McGuffey Lane, Eagle Creek, OR 97022

Clackamas County Official Records
Sherry Hall, County Clerk

2022-018363

03/28/2022 12:00:05 PM

D-D Cnt=1 Stn=9 COUNTER1
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John Michael Hicks, Grantor, conveys and warrants to **Chad Stoltenberg**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon: **34E05 02200 00926797**

Parcel 1, PARTITION PLAT NO. 1998-102, in the County of Clackamas and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

LAWYERS 872200271

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3.9.22


John Michael Hicks

State of Oregon
County of Clatsamas

This instrument was acknowledged before me on 3.9.2022 by John Michael Hicks.


Notary Public - State of Oregon

My Commission Expires: 6/21/2022



EXHIBIT "A"

Exceptions

Subject to:

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Eagle Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Eagle Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Eagle Creek.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Oregon Water Power and Railway Company
Purpose:	Cut and fell any and all trees which may damage transmission lines
Recording Date:	November 13, 1906
Recording No.:	Book 97, Page 249
Affects:	Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Pacific Telephone and Telegraph Co., a California corporation
Purpose:	Pole and Anchor
Recording Date:	October 2, 1940
Recording No.:	Book 273, Page 195
Affects:	Reference is hereby made to said document for full particulars

Limited access as set forth in deed

Recording Date:	March 16, 1971
Recording No.:	71-005107

Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat:	Partition Plat No. 1998-102
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Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose:	Underground power
Affects:	10 feet in width along the North lot line

EXHIBIT "A"

Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Well
Affects: Parcel 1, Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: Non-exclusive easement for access and utilities
Affects: Parcel 1, Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Frank Bastasch and Joyce Bastasch, husband and wife
Purpose: Non-exclusive usage right for ingress and egress
Recording Date: June 15, 1998
Recording No.: 98-053122
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Frank Bastasch and Joyce Bastasch, husband and wife
Purpose: Ingress and egress
Recording Date: June 24, 1998
Recording No.: 98-056626
Affects: Reference is hereby made to said document for full particulars

Water well and water well maintenance agreement

Recording Date: September 16, 1998
Recording No.: 98-086474

Driveway Maintenance Agreement

Recording Date: September 16, 1998
Recording No.: 98-086475

A manufactured home situated on the subject land is classified as real property, as disclosed by document:

Recording Date: May 16, 2000
Recording No.: 2000-031304

EXHIBIT "A"
Exceptions

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Portland General Electric Company
Purpose:	Utilities
Recording Date:	April 1, 2004
Recording No.:	2004-027584
Affects:	Reference is hereby made to said document for full particulars









Citation No. 2600101

Case No. V0010126

ADMINISTRATIVE CITATION

Date Issued: April 28, 2026

Name and Address of Person(s) Cited:

Name: Chad Stoltenberg
Mailing Address: 24944 SE McGuffey Ln
City, State, Zip: Eagle Creek, OR 97022

Date Violation(s) Confirmed: On the 27th day of April, 2026 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 24944 SE McGuffey Ln, Eagle Creek, OR 97022

Legal Description: T3S, R4E Section 05, Tax Lot(s) 02200

Law(s) Violated:

- ☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040
- ☒ Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060(A)(B)
- ☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 (A)

Description of the violation(s):

- 1) Windows installed in accessory structure without approved permits.

Maximum Civil Penalty \$3,500.00 Fine \$514.00

- 2) Installation of a woodstove in a manufactured home without approved permits.

Maximum Civil Penalty \$3,500.00 Fine \$514.00

- 3) Accumulation of Solid Waste.

Maximum Civil Penalty \$1,500.00 Fine \$308.00

- 4) Occupied recreational vehicles without land use approval.

Maximum Civil Penalty \$2,500.00 Fine \$411.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$1,747.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$100.00 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi

Date: April 28, 2026

Telephone No.: 503-742-4759

Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. If you fail to exercise one of the following options within fifteen calendar days of the citation date, the County may request a Default Order from the Compliance Hearings Officer finding you in violation and assessing fines and monthly administrative fees, or the County may request a hearing before the Compliance Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine including the administrative compliance fees that have accrued. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:

Clackamas County Code Enforcement Section
150 Beavercreek Rd.
Oregon City, OR 97045

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

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

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

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

STATEMENT OF UNDERSTANDING

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

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

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____







