

Presentation - County Commissioners - 05-Feb-2026

Eric Wilson — 04-Feb-2026

ver. 01 - initial release

Hello, we are the Wilsons, this is my wife Lynne and my name is Eric. We live in Eagle Creek.

We are here to address an issue concerning the property on our shared north border. This property has a Replacement Home that was built in 2012 and the original 1920's home was converted to 'storage'. Our lots are zoned for one dwelling. Our claim is that the 1920's home (building in NW corner of property) is not a storage, in conflict with our county communications to date. We will support this claim with two arguments.

1. First, the 'storage' building is used for human habitation. Short of hiring a private investigator, we only have indirect evidence. Appendix G has a photo of vehicles parked in the driveway and I also have a couple more photos of home lighting.
2. The second argument is much stronger and makes use of a bit of logic. **First**, we know from the septic permit issued in 1986 that a house with two bedrooms is on the property. Two key points, 1) the word 'bedrooms' which would be indicative of accommodations for overnight stay and 2) the word 'house', implying a structure intended for living, sleeping, cooking, or eating. **Second**, we are familiar with the conversion process from home to storage; 1) we successfully completed the process ourselves, and 2) Planning & Zoning confirmed the process in our communication from Oct 2025. The conversion process consists of removing the kitchen range and associated hookup. So, what remains after removing the kitchen range? The bedrooms, kitchen cabinets / counters / eating area, full bath with hot and cold running water, clothes washing facilities and utilities such as 200A electrical service, fiber internet, septic & well water hookups and etc. all remain. These are all accommodations for overnight stay. **Third**, accommodations for overnight stay 'is' the definition of a residential building occupancy classification. **Fourth**, Planning & Zoning code 202 defines a dwelling as a building designed for residential occupancy. **Therefore**, the 1920's building is a dwelling / house and not a storage.

Having two dwellings on the lot causes several complications as discussed in my paper.

We are asking for one or more action items to come out of this presentation that will address the question of how many dwellings are allowed for our small farm zoning. Either, everybody get one or everybody get two. It is worth noting that a Code Enforcement action was completed in 2021.

Eric & Lynne Wilson
23050 SE Van Curen Rd
Eagle Creek, OR 97022

e.wilson.mtndog@icloud.com
503-422-3886

03-Feb-2026
ver. V5a

Board of County Commissioners
2051 Kaen Road
Oregon City, OR 97045

Dear County Commissioners,



My family has lived here on Van Curen Rd. since the early 1970's and after my fathers passing, my wife and I now live on this land. The property has been used as a small farm. The photo above is taken from our property, looking north at the adjacent property 22940 SE Van Curen Rd; Eagle Creek, OR. in Clackamas County, Oregon. Four buildings are located on the property. From left to right; 1) a 3 bedroom dwelling / house built in the early 1920's, remodeled with an addition in the 1980's, and converted to 'storage' in 2012, 2) a detached garage, 3) a shop and 4) a replacement 3 bedroom dwelling / house built in 2012. The property was transacted with new ownership in 2023. Both of our lots are zoned "Rural Residential

Farm Forest 5 Acres (RRFF-5)", a designation for small farm/forest usage. According to the Clackamas County Planning and Development Ordinance 316, only one detached single family dwelling is permitted for RRFF-5. The exemptions to 316 do not apply as noted in Appendix D. Our assertion is that two dwellings / houses exist on the property and are being used for residential occupancy. This situation of more than one dwelling has existed for several years. Note - definitions in appendix A.

We understand that the 1920's dwelling was converted to a storage building under E0118613 and B0093913 at the time the replacement home was completed. The 1920's dwelling was not demolished, at that time, even though it was being replaced. So far, we have been presented with a unified message from the county that the 1920's building located in the NW corner of the property is a 'storage' (see appendix C, D, E, F). The conversion to storage process consisted of removing the kitchen range and associated circuit breaker along with the proper permitting. We are familiar with the process having completed it ourselves (building was later demolished). Appendix D also explains the process. We strongly disagree that the 1920's dwelling is a storage. The reason for our disagreement is two-fold; 1) the building still has all the physical characteristics / attributes unique to a modern building designed for residential occupancy commonly found in western Oregon, 2) the building is currently and has been used for human habitation for some time. Simply put, common sense will say the 1920's dwelling / house is not a storage. It may be convenient or popular to simply call a house / dwelling a storage, but, that does not make it so.

We are aware that a Code Enforcement event took place in 2021. Reported problem was "ALLEGED - STORAGE CONVERTED TO HABITABLE SPACE W/OUT PERMITS OR LAND USE APPROVAL". Following the enforcement action our assertion remains the same, the building in the NW corner is not a 'storage'.

What are the ramifications of having two houses / dwellings on the lot rather than a single dwelling and storage combination:

- a) A code violation involving county Planning & Zoning Code 309.03 and 316. This is associated with Oregon's landmark Land Use Planning law.
- b) Violation of the Replacement Dwelling (Home) Agreement.
- c) Incorrect permitting from county Septic. Each house has been properly permitted, separately at different times. However, it has not been permitted with two dwellings simultaneously connected to the septic and both occupied. We trust that no environmental hazards exist as the drain field sits directly uphill from our large vegetable garden. See Appendix E.
- d) Incorrect property tax assessment. Houses / dwellings have greater value than storage / accessory / outbuildings. The 1920's dwelling occupants are not paying a full share, yet, receive the same county benefits and services as their neighbors. We know this from talking to the field assessor in the 2018 +/- timeframe.
- e) Fairness - Either everyone gets one dwelling, or, everyone gets two dwellings for properties zoned RRFF-5. Don't penalize folks who follow the rules. At one time, we also had two residential homes / dwellings on our lot - houses are a substantial economic asset.

How pervasive is this problem of two dwellings on lots zoned RRFF-5? We know of one other lot within walking distance of our home:

1. 31366 SE Jackknife Rd., Eagle Creek - property is currently listed for sale. Real estate listing says; "It has a beautiful log home (built~2008) with an amenity "the former home" - a 3 bed/ 1 bath fixer with plumbing and electricity that offers excellent potential for a shop, storage or "creative use"".

Two talking points seem to exist when discussing next steps; 1) what is and what is not a dwelling, and, 2) is the building being used for residential occupancy. For item 1, the question that must answered is, what is the difference between places providing accommodations for overnight stay (residential occupancy) and places where items are stored (storage)? This needs to be captured in county code. An accounting of the set of physical characteristics / attributes of a building designed for residential use is needed, particularly those items that are uniquely associated with, and only with, a building designed for residential occupancy. Also, an accounting of what is not allowed in a building designated as an Accessory / Storage / Outbuilding is needed. Once a list is put together, a thorough physical conversion of the dwelling must be undertaken, or simply demolish the home. We have put together a sample list in Appendix B that could be used as a starting point for identifying relevant attributes. For item 2, if the county is going to continue referring to a building with the attributes of a dwelling as 'storage' and not expecting it to be occupied, then random check-ins must be completed on a regular basis. Nobody wants that. We don't want that. We also do not want to log complaints to Code Enforcement every time the kitchen range, that was stored out in the garage, gets rolled back into the storage building and residential occupancy resumes. Lastly, if these items just cannot be completed, then reimbursement for our loss seems appropriate.

Thanks for reading, we look forward to further communication.

Appendix A

==== Definitions from Wikipedia digital encyclopedia / Merriam Webster's dictionary

House

- A house is a single-unit residential building. It may range in complexity from a rudimentary hut to a complex structure of wood, masonry, concrete or other material, outfitted with plumbing, electrical, and heating, ventilation, and air conditioning systems.[1][2] Houses use a range of different roofing systems to keep precipitation such as rain from getting into the dwelling space. Houses generally have doors or locks to secure the dwelling space and protect its inhabitants and contents from burglars or other trespassers. Most conventional modern houses in Western cultures will contain one or more bedrooms and bathrooms, a kitchen or cooking area, and a living room. A house may have a separate dining room, or the eating area may be integrated into the kitchen or another room. Some large houses in North America have a recreation room. In traditional agriculture-oriented societies, domestic animals such as chickens or larger livestock (like cattle) may share part of the house with humans.
- The social unit that lives in a house is known as a household. Most commonly, a household is a family unit of some kind, although households may also have other social groups, such as roommates or, in a rooming house, unconnected individuals, that typically use a house as their home. Some houses only have a dwelling space for one family or similar-sized group; larger houses called townhouses or row houses may contain numerous family dwellings in the same structure. A house may be accompanied by outbuildings, such as a garage for vehicles or a shed for gardening equipment and tools. A house may have a backyard, a front yard or both, which serve as additional areas where inhabitants can relax, eat, or exercise.

Home

- A home, or domicile, is a space used as a permanent or semi-permanent residence for one or more human occupants, and sometimes various companion animals. Homes provide sheltered spaces, for instance rooms, where domestic activity can be performed such as sleeping, preparing food, eating and hygiene as well as providing spaces for work and leisure such as remote working, studying and playing.
- Physical forms of homes can be static such as a house or an apartment, mobile such as a houseboat, trailer or yurt or digital such as virtual space.[1] The aspect of 'home' can be considered across scales; from the micro scale showcasing the most intimate spaces of the individual dwelling and direct surrounding area to the macro scale of the geographic area such as town, village, city, country or planet.
- The concept of 'home' has been researched and theorized across disciplines – topics ranging from the idea of home, the interior, the psyche, liminal space, contested space to gender and politics.[2] The home as a concept expands beyond residence as contemporary lifestyles and technological advances redefine the way the global population lives and works. The concept and experience encompasses the likes of exile, yearning, belonging, homesickness and homelessness.[3]

Dwelling

- In law, a dwelling (also known as a residence, abode or domicile) is a self-contained unit of accommodation[1] – such as a house, apartment, mobile home, houseboat, recreational vehicle, or other "substantial" structure – used as a home by one or more households. [citation needed] The concept of a dwelling has significance in relation to search and seizure, conveyancing of real property, burglary, trespass, and land-use planning.

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Storage

- Containers
 - Dry cask storage, for storing high-level radioactive waste
 - Food storage
 - Intermodal container, cargo shipping
 - Storage tank
- Facilities
 - Mail storage, storage by mail or delivery service
 - Self storage, a public storage facility
 - Storage room or storeroom, a room for storing objects
 - Garage (residential), a storage space normally used to store cars
 - Overhead storage, for example overhead storage bins, racks, shelves, cabinets or track systems in aircraft, trains or buildings
 - Warehouse, a commercial building for storage of goods

=====

Building occupancy classifications (excerpt follows)

The following is based on the International Building Code, the most commonly used building code in the United States:

- Residential (Group R) - places providing accommodations for overnight stay (excluding Institutional). Examples: houses, apartment buildings, hotels, and motels.
- Storage (Group S) - places where items are stored (unless considered High-Hazard). Examples: warehouses and parking garages.

==== Definitions from Clackamas County Code 202.

DWELLING: A building that contains one or more dwelling units. A dwelling may be a residential trailer or a manufactured dwelling but not a recreational vehicle, except when the recreational vehicle is approved as a temporary dwelling pursuant to Section 1204, Temporary Permits, or as a second dwelling pursuant to Section 847, Recreational Vehicles as Second Dwellings.

DWELLING UNIT: A building, or portion thereof, with one or more rooms designed for residential occupancy by one family.

ACCESSORY BUILDING OR USE: A subordinate building or use, the function of which is clearly incidental to that of the main building or use on the same lot.

Appendix B

A sample listing of physical characteristics / attributes of a house / dwelling / residential home follows. When looking at the list, consider, what does a building “designed for residential occupancy” look like? How is it different from other building types? What characteristics/ attributes definitively classify it as a dwelling/house and not anything else? Storage units/ rooms/sheds have few of these attributes. A building designed for storage of objects has no requirement for plumbing, fresh or wastewater, nor living areas. They might have minimal electrical need, say a light bulb and switch, but, not 200A service.

- 1) a weathertight shell
 - 1) roof
 - 2) four or more exterior walls
 - 3) foundation
 - 4) windows
 - 5) doors - front and back doors required for fire safety in a house/dwelling
 - 6) door type - roll up doors used in garages, warehouses, storage units
- 2) defined living areas, interior walls and doors create discreet living spaces
 - 1) bedroom, bedroom closets
 - 2) full bathroom
 - 3) hallway and closets
 - 4) utility / laundry room
 - 5) kitchen
 - 6) living room
 - 7) drywall
- 3) Electrical
 - 1) 200 amp electrical service provided directly or indirectly from the utility provider
 - 2) 200 amp circuit breaker panel mounted inside the building
 - 3) internal wiring that is installed behind the drywall that powers
 - 1) lights and plugs
 - 2) clothes washer and dryer
 - 3) electric water heater
 - 4) electric heat - if used
 - 5) kitchen appliances
- 4) Plumbing
 - 1) freshwater
 - 1) buried pipe from well pump house to the building
 - 2) internal plumbing (pipes) located behind drywall or under flooring connected to:
 - 1) hot water heater
 - 2) clothes washer
 - 3) kitchen sink, dishwasher, possible refrigerator
 - 4) full bath
 - 5) hose bibs
 - 2) wastewater

- 1) buried pipe from building to septic system
- 2) internal plumbing (pipes) located behind drywall or under flooring
connected to:
 - 1) clothes washer
 - 2) kitchen sink, dishwasher
 - 3) full bath
- 5) HVAC
- 6) Communications
 - 1) high speed fiber internet
 - 2) telephone
- 7) Others
 - 1) kitchen cabinets and counters
 - 2) bathroom cabinets and counters
 - 3) decks and patios
 - 4) driveway for overnight parking of personal vehicles
 - 5) square footage - house will have 1200 - 2000 sq. ft and maybe more, 10' x 12' storage room is 120 sq. ft.. ADU can have up to 900 sq. ft., guest house up to 600 sq. ft.. Warehouse could be much larger, for example, 20,000 sq. ft...

Appendix C

Good Morning Eric,

Thank you for contacting Clackamas County Code Enforcement.

In order to create an investigation into this property, I will need to receive a complaint form. Can you please submit a complaint form, found here: www.clackamas.us/codeenforcement

In the description you can be brief, stating that a dwelling converted to “ storage” is being occupied and I will attach the letter you included in this email to the complaint.

I appreciate your concern and bringing this to our attention and will work on creating the investigation once I have received the complaint form.

Thank you,

Tiané Ferber

Code Enforcement Permit Specialist

Clackamas County - Department of Transportation and Development

150 Beaver Creek Rd. Oregon City, OR 97045

503-742-4452

www.clackamas.us/codeenforcement

Hours: M-F from 7:30 a.m. until 4:00 p.m.

Lobby hours 8:00 a.m. until 4:00 p.m. Monday – Thursday. Offices are closed to the public on Fridays.

From: Eric Wilson <e.wilson.mtndog@icloud.com>

Sent: Thursday, October 2, 2025 10:21 AM

To: DTD-CodeEnforcement <CodeEnforcement@clackamas.us>

Subject: zoning / possible septic issue

Warning: External email. Be cautious opening attachments and links.

Hi,

We have a concern; two houses on lot zoned RRFF-5. See attached letter for details. If any questions, feel free to contact anytime.

Thank You,

Eric Wilson

Appendix D

From: ZoningInfo <ZoningInfo@clackamas.us>

Subject: RE: zoning concerns

Date: October 6, 2025 at 2:31:48 PM PDT

To: Eric Wilson <e.wilson.mtndog@icloud.com>

Hello,

It appears that the subject structure permitted the conversion from a residence to a storage structure under E0118613 and B0093913. These permits are final and would've involved the removal of features needed for residential occupancy, such as kitchen appliance hookups and other similar features. The structure cannot be used for residential occupancy and, with those permits, should not be fit for residential occupancy. Regarding your question for of what makes a building a house I would direct you to Zoning and Development Ordinance Section 202. We use the term "dwelling" instead of house, but a dwelling is defined as:

DWELLING: A building that contains one or more dwelling units. A dwelling may be a residential trailer or a manufactured dwelling but not a recreational vehicle, except when the recreational vehicle is approved as a temporary dwelling pursuant to Section 1204, Temporary Permits, or as a second dwelling pursuant to Section 847, Recreational Vehicles as Second Dwellings.

DWELLING UNIT: A building, or portion thereof, with one or more rooms designed for residential occupancy by one family.

ACCESSORY BUILDING OR USE: A subordinate building or use, the function of which is clearly incidental to that of the main building or use on the same lot

Residential Occupancy is regulated by the Building Code, and I would encourage you to reach out to them about the permitting history on the property and what conversion from residential occupancy to storage requires.

The 1920s structure, as you identified, is not supposed to be used for residential occupancy. If you believe work has been done to reconvert it to a dwelling and it is being used as a residence, please reach out to Code Enforcement. Section 202 defines the terms we use in the County and is helpful in interpreting and understanding our code. Additionally, changes to State Law have made it possible for some RRFF-5 zoned lots outside of the Urban Growth Boundary to have an Accessory Dwelling Unit, as long as it meets the standards of Section 839. Accessory Historic Dwelling Units have been permitted for some time, though not all lots and old dwellings qualify. Not all secondary dwellings in RRFF-5 constitute a violation, however, the subject 1920s structure does not appear to be intended for residential development based on the permitting history. You can view the most recent version of our code here: www.clackamas.us/planning/zdo.

Building Codes:

Phone: 503-742-4240

Fax: 503-742-4741

Email: bldservice@clackamas.us

Code Enforcement:

Phone: 503-742-4452

Fax: 503-742-4741

Email: codeenforcement@clackamas.us

Code Enforcement Violation Complaint: <https://www.clackamas.us/codeenforcement/violations>

Please reach out if you have any questions.

Mya Ganzer, Planner 1
She/her Why pronouns matter
Planning and Zoning
Clackamas County Department of Transportation and Development
150 Beavercreek Road, Oregon City, OR 97045
503-742-4520
Work Hours: Mon-Thur, 8 a.m. – 5:30 p.m., Every Other Fri, 8 a.m. – 4:30 p.m.
www.clackamas.us

Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

From: Eric Wilson <e.wilson.mtndog@icloud.com>
Sent: Thursday, October 2, 2025 10:13 AM
To: [ZoningInfo](mailto:ZoningInfo@clackamas.us) <ZoningInfo@clackamas.us>
Subject: zoning concerns

Warning: External email. Be cautious opening attachments and links.

Hi,

I have a concern, two houses on lot zoned RRFF-5. Please see attached letter we have put together. Contact info is in letter, feel free to contact anytime.

Thank You,

Eric Wilson

Appendix E

On Oct 29, 2025, at 12:27 PM, Septic Info <SepticInfo@clackamas.us> wrote:

Hi Eric,

Thank you for your patience as we looked septic system concerns related to 22940 SE VAN CUREN RD (taxlot 24E33B 00500).

Based on the records I was able to locate, it appears the septic system that serves the (original dwelling) structure in the northwest corner of the property was permitted, inspected and received a Certificate of Satisfactory Completion (CSC) per [SR003886](#). This septic repair permit was for a replacement septic system to serve the 3-bedroom dwelling (the use at that time).

In 2012, when the newer structure was built, the County Septic program approved per [SE012912](#) a reconnection to the existing septic system to serve a 3-bedroom replacement dwelling. All four structures indicated in your letter are shown on the approved plot plan. Shortly after the replacement dwelling was completed, the original dwelling was permitted to convert the use to storage per Building permit B0093913. This structure is approved to be used for storage and not as a dwelling. If it is not being used as it's permitted/approved use, that is both a Building Codes and Planning/Zoning violation. It sounds like you are already working with the Code Enforcement department on that side of things.

Based on this information, it appears both structures received the appropriate septic approvals.

We are a small team and it is helpful to receive information from the public when there are septic concerns, and we appreciate you taking time to put your letter together and share your concerns with us.

Nic Tait, Permit Technician

Clackamas County On-Site Wastewater Systems

150 Beaver Creek Road | Oregon City, OR 97045 ([Map](#))

W: clackamas.us/septic | E: septicinfo@clackamas.us | P: (503) 742-4740

My Working Hours: Mon – Fri, 7:30 AM – 4:30 PM

Request an in-person or virtual appointment via [Online Appointment Scheduling](#):

- Mon (Tues if Mon is a holiday): 1:00 PM – 4:00 PM
- Thurs: 8:00 AM – 12:00 PM

<[image001.png](#)>

=====

Good afternoon Eric,

Thank you for taking time to bring your concerns about 22940 SE Van Curen Rd. to the attention of the Clackamas County Septic Program. We appreciate you including a photo and as many details as possible.

Many of the concerns you referenced are related to Building Codes or Planning. I wanted to let you know, in case you didn't already, that you may contact or forward your letter to [Code Enforcement](#) at codeenforcement@clackamas.us.

Your letter reported groundwater contamination related to the septic system. Are you able to provide photos or other evidence to verify this report? Once we have this information, I can log this as a formal complaint and assign it for review by a soil scientist.

Thank you for your time,

Nic Tait, Permit Technician
Clackamas County On-Site Wastewater Systems
150 Beaver Creek Road | Oregon City, OR 97045 ([Map](#))
W: clackamas.us/septic | E: septicinfo@clackamas.us | P: (503) 742-4740
My Working Hours: Mon – Fri, 7:30 AM – 4:30 PM

Request an in-person or virtual appointment via [Online Appointment Scheduling](#):

- Mon (Tues if Mon is a holiday): 1:00 PM – 4:00 PM
- Thurs: 8:00 AM – 12:00 PM

Follow Clackamas County: [Facebook](#) | [X](#) | [YouTube](#) | [NextDoor](#)

From: Eric Wilson <e.wilson.mtndog@icloud.com>

Sent: Thursday, October 2, 2025 10:17 AM

To: Septic Info <SepticInfo@clackamas.us>

Subject: possible Septic issue

Warning: External email. Be cautious opening attachments and links.

Hi,

We have a concern; two houses on lot zoned RRFF-5. Please see attached letter. If any questions, feel free to contact anytime.

Thank You,

Eric Wilson

Appendix F

On Nov 21, 2023, at 8:28 AM, Dance, Lizbeth <LDance@clackamas.us> wrote:

Hello,

I have heard back from Code Compliance and they will be reaching out to you regarding what is currently established on the property. In 2021 the cooking facilities and things that made this a dwelling had been decommissioned/removed.

As far as standards associate with a guest house - I have attached ZDO 833 - a guest house can be occupied for short term rental or nonpaying long term guests.

Sincerely,

Lizbeth Dance, Planner II
Clackamas County Transportation & Development
Planning & Zoning / Long Range Planning
150 Beavercreek Road
Oregon City, Oregon 97045
503-742-4524
My office hours are M-Th 6:30 am – 5:00pm

Any opinion or advice provided herein is informational only, and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of the Zoning and Development Ordinance, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

-----Original Message-----

From: Eric Wilson <e.wilson.mtndog@icloud.com>
Sent: Monday, November 20, 2023 2:19 PM
To: ZoningInfo <ZoningInfo@clackamas.us>
Subject: zoning code concern

Warning: External email. Be cautious opening attachments and links.

Hi, my wife and I have a concern about the property at 22940 SE Van Curen Rd, Eagle Creek. This property has two fully furnished houses on it, but zoned RRFF5. One home is the primary residence and the other is being used as a guest house — trending to full time. Previous owners rented the older home. 'm guessing the older home was converted to 'storage'. This has already been reported and 'code enforced'. It is not right and not fair, what can be done? We share a property line.

Eric Wilson

Appendix G





Appendix H

Plot plan show house interior layout.



Building Permit Application

150 Beavercreek Road, Oregon City, OR 97045
Phone: (503) 742-4240 Fax: (503) 742-4741
Inspection request: 503-742-4720
Internet address: www.clackamas.us

TYPE OF WORK	
<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition
<input type="checkbox"/> Addition/alteration/replacement	<input type="checkbox"/> Other:
CATEGORY OF CONSTRUCTION	
<input type="checkbox"/> 1- and 2-family dwelling	<input type="checkbox"/> Commercial/industrial
<input type="checkbox"/> Accessory building	<input type="checkbox"/> Multi-family
<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
JOB SITE INFORMATION AND LOCATION	
Job site address: <u>22940 SE VAN CUREN RD.</u>	
City/State/ZIP: <u>EAGLE CK. OR. 97022</u>	
Suite/bldg./apt. no.:	Project name:
Cross street/directions to job site:	
<u>HOWLET RD.</u>	
Subdivision:	Lot no.:
Tax map/parcel no.:	
DESCRIPTION OF WORK	
<u>Change of use to storage</u>	
<input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> TENANT	
Name: <u>FRED BLOCK</u>	
Address: <u>22940 SE VANCUREN RD.</u>	
City/State/ZIP: <u>EAGLE CK. OR 97022</u>	
Phone: <u>503 637-3009</u>	Fax: <u></u>
<input type="checkbox"/> APPLICANT	<input type="checkbox"/> CONTACT PERSON
Business name:	
Contact name:	
Address:	
City/State/ZIP:	
Phone: ()	Fax: ()
E-mail:	
CONTRACTOR	
Business name:	
Address:	
City/State/ZIP:	
Phone: ()	Fax: ()
CCB lic.:	
Authorized signature: <u>Fred Block</u> Print name: <u>FRED BLOCK</u> Date: <u>3-19-13</u>	

Date Recd: <u>3-19-13</u>	Bldg #: <u>80093913</u>
By: <u>MR</u>	Plmb #:
Simple/Complex: <u>OTC</u>	Elec #: <u>E0118613</u>
Issued/Not Appr: <u>3/19/13</u>	Prj #: <u>PR 033913</u>

REQUIRED DATA: 1- AND 2-FAMILY DWELLING	
Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.	
Valuation	
Number of bedrooms:	
Number of bathrooms:	
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet
REQUIRED DATA: COMMERCIAL-USE CHECKLIST	
Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.	
Valuation	
Existing building area:	square feet
New building area:	square feet
Number of stories:	
Type of construction:	
Occupancy groups:	
Existing:	
New:	
NOTICE	
All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply:	
BUILDING PERMIT FEES*	
Please refer to fee schedule	
Fees due upon application	
Amount received	
Date received:	<u>review 85.00</u>

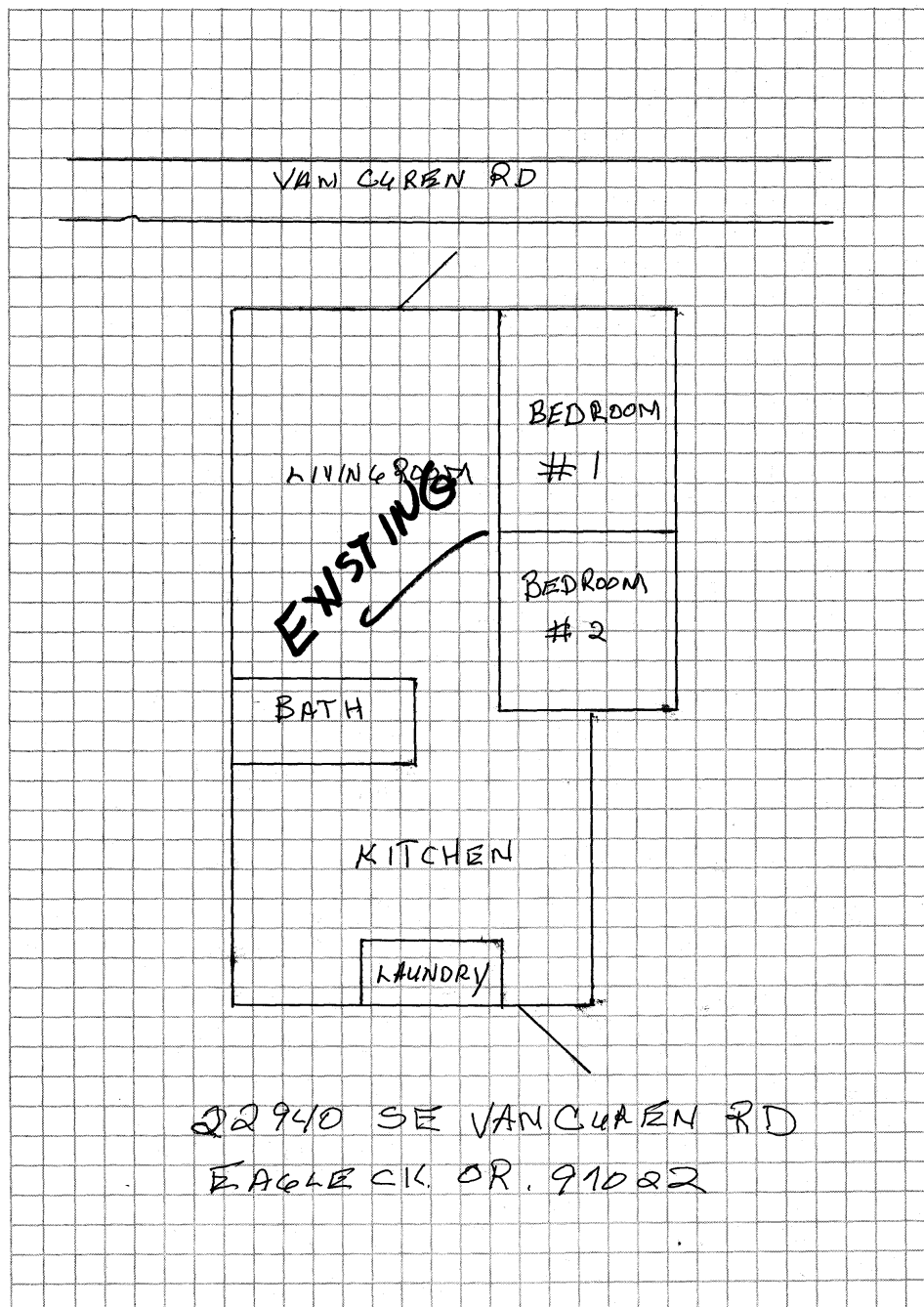
This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete

* Fee methodology set by Tri-County Building Industry Service Board
440-4613T (11/02/COM/WEB) CCP-PW12 (Rev. 9/08)

PLOT PLAN

Township _____ Range _____ Section _____ Tax Lot _____

Address: _____



Building Permit or Building Permit Application Number: _____

CLACKAMAS COUNTY

Office Copy

PLOT PLAN

Township _____ Range _____ Section _____ Tax Lot _____

Address: _____

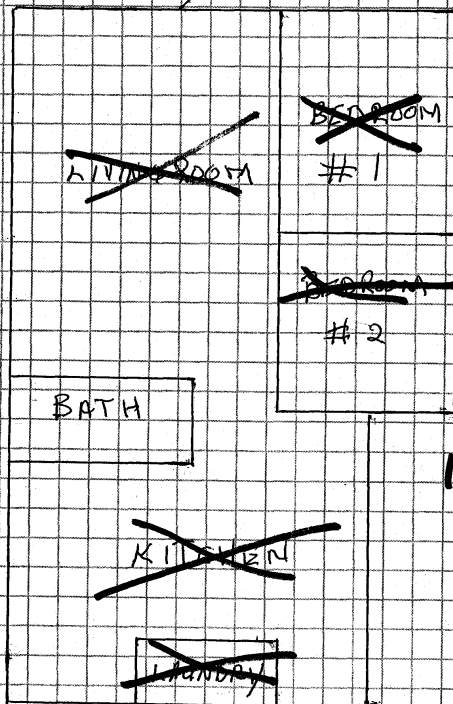
**CLACKAMAS COUNTY
BUILDING DEPARTMENT
APPROVED**

PERMIT NO. B0093913

DATE 3-19-13

BY Mel Erach

VAN CUREN RD



Proposed

NO Habitable
space

LAND USE & ZONING DIV.
APPLICATION REVIEWED
BY: Mel Erach
DATE: 3/19/13

Exp 3-19-13
for soils

22940 SE VAN CUREN RD

EAGLE CL. OR. 91022

STOVE TAKEN OUT + BREAKER IN PANEL

(14B)

Building Permit or Building Permit Application Number: _____

Appendix I

==== Document History =====

Nov 2023 - initial contact with Planning and Zoning. Email only.

Oct 2025 - Create document 'Code Violation V3'. Email to three departments; Planning & Zoning, Code Enforcement, Septic.

Nov 2025 - Revised document 'Code Violation V4c'. Physically mailed to:

Clackamas County Development Services
Manager - Planning & Zoning

Clackamas County Development Services
Manager - Building Codes

Feb 2026 - Revised document 'Code Violation V5'. Add appendixes: G - photos, H - permit application showing house layout, I - history of this document. Add new violation "Replacement Dwelling (Home) Agreement" to document body. Intent is to present at County Commissioners Business Meeting 5-Feb-2026, with prepared speech for three minute presentation.