



NOTICE OF HEARING

November 10, 2025

Kevin Black
10010 SE Telford Rd.
Boring, OR 97009

RE:: County of Clackamas v. Kevin Black
File: V0029425

Hearing Date: December 11, 2025

Time: This item will not begin before 11:30 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 to a telephone line to use the Zoom platform. A Zoom invite has been emailed to toblackphoto@yahoo.com. A copy of the link is provided below. Once you have joined the meeting, please allow the moderator to promote you to a panelist.

If you would like to present evidence at the Hearing please email Jennifer Kauppi at JKauppi@clackamas.us or mail your evidence to Jennifer Kauppi at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will process your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

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

If you are unfamiliar with using the Zoom platform, please perform an internet search of "how to use Zoom" and there are many interactive guides available. **When joining the webinar please accept the request to join as a panelist.**

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

Zoom Invite:

Join from PC, Mac, iPad, or Android:

<https://clackamascounty.zoom.us/j/89595842267?pwd=eBxm2Y3Z0m7oBC7aKHsdcmVNWnNQK8.1>

Passcode: 963965

Phone one-tap:

+17193594580,,89595842267# US

+12532050468,,89595842267# US

Join via audio:

+1 719 359 4580 US

+1 507 473 4847 US

+1 253 205 0468 US

+1 564 217 2000 US

+1 253 215 8782 US (Tacoma)

+1 646 876 9923 US (New York)

+1 346 248 7799 US (Houston)

+1 646 931 3860 US

+1 408 638 0968 US (San Jose)

+1 689 278 1000 US

+1 669 444 9171 US

+1 301 715 8592 US (Washington DC)

+1 669 900 6833 US (San Jose)

+1 305 224 1968 US

+1 312 626 6799 US (Chicago)

+1 309 205 3325 US

+1 360 209 5623 US

Webinar ID: 895 9584 2267

+1 386 347 5053 US

International numbers available: <https://clackamascounty.zoom.us/j/kcrvOJheBI>

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

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.

KEVIN BLACK,

Respondent.

File No: V0029425

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 10010 SE Telford Rd., Boring, OR 97009.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 10010 SE Telford Rd., Boring, OR 97009 also known as T1S, R3E, Section 25D, Tax Lot 01204, and is located in Clackamas County, Oregon. The property is zoned RREF5 and is the location of violation(s) asserted by the County.

3.

On or about August 7, 2025 and on September 10, 2025 the Respondent violated the following law, in the following way:

- a. Respondent violated the Zoning and Development Ordinance, Title 12, Section 316.03 by failing to obtain land use approval for an occupied recreational vehicle. This violation is a Priority 2 violation pursuant to the Clackamas County Violation Priorities.

On or about August 25, 2025 and on October 8, 2025 the Respondent violated the following law in the following way:

- b. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for an accessory structure. This violation is a Priority 1 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 August 7, 2025 and Citation and Complaint 2500294-Z in the amount of \$411.00 was mailed via first class mail on September 11, 2025. Violation Notice August 25, 2025 and Citation and Complaint 2500294-B in the amount of \$514.00 was mailed via first class mail on October 9, 2025. A copy of the notice documents is attached to this Complaint as Exhibits B, D, F, G and are 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 Zoning Ordinance Priority 2 violation being \$750.00 to \$2,500.00 and said range for a Building Code Priority 1 violation being \$1,000.00 to \$3,500.00 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 November 5, 2025.



Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

KEVIN BLACK,

Respondent.

File No.: V0029425

STATEMENT OF PROOF

History of Events and Exhibits:

July 30, 2025	Clackamas County received a complaint regarding an occupied recreational vehicle and electrical hookup for the RV installed without permits.
July 31, 2025 Exhibit A	Correspondence was sent to the Respondent regarding the alleged violation.
August 5, 2025	I spoke with Kevin on the phone. Kevin stated that a friend of his had been on the property in the RV for a couple of weeks and he was planning on having him stay there for several months. Kevin also said that the electrical was already in place. I reviewed the County records and did not find an electrical permit for an RV outlet.
August 7, 2025 Exhibit B	A Notice of Violation was mailed to the Respondent providing a deadline date of September 7, 2025 to abate the violations.
August 21, 2025	Brian Meek came into the County office and spoke with Code Enforcement Specialist Kimberly Benthin. Brian stated that he owned the RV that is being occupied by the shop. Brian stated that the plan was for him to stay in the RV while he got the apartment and loft in the shop ready for him to live in.
August 21, 2025 Exhibit C	I conducted research of the County permitting system for the shop. Permit B0323691 was approved in 1991 as a garage for storage only. There were also plumbing and electrical permits that were issued for the shop. None of these permits received final approved inspections nor was there approval for an accessory dwelling unit inside the shop.
August 25, 2025 Exhibit D	An Updated Notice of Violation for the Priority 1 Building Code violation was sent to the Respondent with a deadline date of September 25, 2025, to abate the violation.
September 10, 2025 Exhibit E	I conducted a site inspection and found the occupied recreational vehicle remained onsite.

September 11, 2025 Exhibit F	Citation 2500294-Z was issued in the amount of \$411.00 for the Priority 2 Zoning violation. The citation was sent by first class mail and was not returned to the County. The citation remains unpaid.
October 9, 2025 Exhibit G	I reviewed the County permitting system and found the permits for the accessory structure had not been renewed. Citation 2500294-B in the amount of \$514.00 for the Priority 1 Building Code violation was sent by first class and was not returned to the County. The citation remains unpaid.
November 3, 2025 Exhibit H	I conducted a site inspection and found the occupied recreational vehicle remained onsite. I spoke with Brian Meek who was on the property at the time of the inspection. Brian and I discussed the violations and how to abate them.
November 5, 2025	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 and Zoning and Development Ordinance Title 12, Section 316.03(A) exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Zoning and Development Ordinance within 30 days of the date of the Order by ceasing the use of the occupied recreational vehicle until land use approval is obtained and all conditions of approval are met. Schedule a site inspection to confirm compliance.
- The Respondent be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by
 - Renewing building permit B0323691.
 - Submit a new building permit application for the loft inside the accessory structure. Respond to all additional plan review comments within 10 days of being notified and pay for the building permit within 10 days of a payment request from the building department.
 - OR
 - Remove the loft inside the accessory structure. No permit is required for the removal.
 - Submit an electrical permit application to complete the original electrical permit scope of work and permit or decommission the additional electrical in the accessory structure installed without permits.
 - Submit a plumbing permit application to complete the original plumbing permit scope of work and permit or decommission the additional plumbing in the accessory structure.
 - All permits to obtain final approved inspections within 60 days of permits being issued.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Zoning violation of up to \$2,500.00 for date cited September 10, 2025
- The imposition of civil penalties for the Building Code violation of up to \$3,500.00 for date cited October 8, 2025.
- Payment for Citation No. 2500294-Z issued on September 11, 2025 for \$411.00.
- Payment for Citation No. 2500294-B issued on October 9, 2025 for \$514.00.

- The Administrative Compliance fee to be imposed from August 2025 until the violation is abated. As of this report the total is \$300.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



July 31, 2025

Kevin Black
10010 SE Telford Rd
Boring, OR 97009

**Subject: Alleged Violations of the Zoning and Development Ordinance,
Title 12, Section 316 of the Clackamas County Code**

Site Address: 10010 SE Telford Rd Boring, OR 97009
Legal Description: T1S, R3E, Section 25D, Tax Lot 1204

It has come to the attention of Clackamas County Code Enforcement that an unauthorized occupied recreational vehicle may exist on the above referenced property.

This may constitute a violation of the Zoning and Development Ordinance, Title 12, Section 316 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

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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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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NOTICE OF VIOLATION

August 7, 2025

Kevin Black
10010 SE Telford Rd
Boring, OR 97009

SUBJECT: Violation of the Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A) and Building Code, Chapter 9.02.040 (D)

VIOLATION: V0029425

SITE ADDRESS: 10010 SE Telford Rd., Boring, OR 97009

LEGAL DESCRIPTION: T1S, R3E, Section 25D, Tax Lot 01204

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

- Occupied recreational vehicle without land use approval.
- Electrical RV plug installed without approved permits.

VIOLATIONS & HOW TO RESOLVE

Based on my conversation with you on August 5th, the occupied recreational vehicle on the subject property does require land use approval. In addition, I reviewed the County permitting records and did not find an approved electrical permit for the RV plug.

The occupied recreational vehicle without land use approval is a Priority 2 violation of Clackamas County Zoning and Development Ordinance, Title 12, Section 316.03(A) and the electrical for the RV plug without permits is a Priority 1 violation of the Building Code, Chapter 9.02.040 (D). In order to abate the violation(s), you must complete the following **no later than September 7, 2025**:

Occupied Recreational Vehicle

1. Discontinue the use;
2. Move the use to an approved parcel; or
3. Obtain land use approval. We have not identified a land use permit to legalize the occupied recreational onsite. **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 staff will close this file. A final inspection may be required to confirm that all conditions of approval have been implemented.

Please note – if the person residing in the recreational vehicle moves into the main dwelling as a tenant, the recreational vehicle can remain on the property in store condition only.

Electrical for RV plug

As stated, I was unable to locate a permit for the RV plug. I will be conducting site inspections during this process. I can photograph the plug and have an electrical inspector review to see if what was installed appears to have been done before you purchased the property. You can also submit photographs of the plug and send them to me if you wish.

If it is determined that a permit is required, please submit an electrical permit application to the Building Department for processing. The required documents can be found online. For assistance, you can contact the permit staff at bldservice@clackamas.us.

- All requests for additional information to complete review of the electrical permit must be responded to within ten days of being notified.
- The permit 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).

CONTACT INFORMATION

Planning – If you have questions concerning land use requirements and to obtain an application for land use, please contact the building department at 503-742-4500 or on-line at zoninginfo@clackamas.us.

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@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 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 Beavercreek 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 \$500 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.

NN

Carey

Black

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

KEVIN BLACK
PO BOX 640
BORING, OR 97009

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

RECORDED IN CLACKAMAS COUNTY
JOHN KAUFFMAN, COUNTY CLERK

2002-015261

\$31.00



00256668200200152610020027

02/14/2002 03:32:40 PM

D-D Cnt=1 Stn=2 ELIZABETH

\$10.00 \$11.00 \$10.00

S. FOR
RECORDER'S USE

No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED - STATUTORY FORM

(INDIVIDUAL GRANTOR)

Donald C. Carey and Renee A. Carey, as joint tenants with the right
of survivorship and not as tenants in common _____, Grantor,
conveys and warrants to Kevin Black, an unmarried man _____, Grantee,
the following described real property free of encumbrances, except as specifically set forth herein, situated in Clackamas
County, Oregon, to-wit:

See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$191,400.00. (Here, comply with the requirements of ORS 93.030.)
as paid to an accommodator pursuant to an IRC 1031 tax deferred
exchange

DATED February 13 2002

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Donald C. Carey

Renee A. Carey

STATE OF Arizona, County of Yuma

This instrument was acknowledged before me on 13th February 2002
by Donald Carey, Renee Carey



OFFICIAL SEAL
CHRISTINA M. FARROW
NOTARY PUBLIC - State of Arizona
YUMA COUNTY
My Comm. Expires July 23, 2004

Notary Public for ArizonaMy commission expires July 23, 2004

EXHIBIT B - PAGE 5 OF 6

STEWART TITLE 2002-00212-DG

EXHIBIT "A"

A tract of land situated in the Northwest one-quarter of the Southeast one-quarter of Section 25, Township 1 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows:

Commencing at the Southeast corner of said legal subdivision; thence South $89^{\circ}31'30''$ West along the South line thereof, a distance of 613.06 feet to the point of beginning of the tract herein to be described; thence North $0^{\circ}07'48''$ West parallel with the East line of said legal subdivision, a distance of 176.49 feet; thence South $89^{\circ}31'30''$ West, parallel with the South line of said legal subdivision, a distance of 463.19 feet to a point in the East line of Telford Road; thence Southwesterly along said East line a distance of 185.63 feet to a point in the South line of said legal subdivision; thence North $89^{\circ}31'30''$ East along said South line a distance of 521.53 feet to the point of beginning.

2

Occupancy M
Type of Building _____
Single Family _____
Multi Family (No. _____)
Commercial _____
Industrial _____
Mech _____
Other Garage + Storage

CLACKAMAS COUNTY
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
902 ABERNETHY ROAD, OREGON CITY, OR 97045

BUILDING PERMIT APPLICATION

Permit No. 323691
Valuation _____
Permit Fee 152.50
Mech. Fee 0
State Surcharge 7.63
Plan Check Fee 29.13
Total Fee 257.26
Less Prepaid 75.73
Amount Due 183.53

Plans Accepted by OE Date 9-30-91

Project Location (Address) 10010 SE Telford Rd
Nearest Cross Street Rugg Rd - Anderson Rd
Subdivision Name _____ Lot _____ Block _____
Township 1S Range 3E Section 25D Tax Lot 1204
Lot Size 2 AC (Sq. Ft.) Building Area 1,440 (Sq. Ft.) Basement Area _____ (Sq. Ft.) Garage Area _____ (Sq. Ft.)
Stories 1 Bedrooms _____ Water Source: ☒ Well _____ (Name) _____ Water District _____
Estimated Cost of Labor and Material \$16,000 Sewage Disposal: ☐ Septic _____ (Name) _____ Sewer District _____
Plans and Specifications made by Lewis Drafting accompany this application.

Owner's Name DONALD C. CAREY
Address 10010 SE Telford Rd
City, State BORIN 9, ORE.
Phone 663-4956 Zip 97009

I certify that I am exempt from the provisions of ORS Chapter 701.

The basis for my exemption is: _____

I agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below.

Donald C. Carey
Owner's Signature

SEPT 30 1991
Date

Contractor's Name GREG LEONARD
Address 2433 NE MASON
City, State PORTLAND ORE.
Phone 281-3889 Zip 97211

I certify that I am registered under the provisions of ORS Chapter 701 and my registration is in full force and effect. I also agree to build according to the above description, accompanying plans and specifications, the State of Oregon Building Code, and to the conditions set forth below.

Construction Contractors Board ☒

Contractor's Signature _____

Date _____

SEWAGE DISPOSAL REQUIREMENTS: — SEPARATE SEPTIC TANK PERMIT REQUIRED.

Septic Tank Capacity 1,000 Gallons THAT THE ATTORNEY (Equal _____) Distribution.
Total Length of Lines _____ Feet. Number of Lines _____ Distance Between Lines _____ Feet.
Comments: _____
SIGNED Handwritten Signature DATE SEPT 30 1991

PLANNING DEPARTMENT REQUIREMENTS: _____

Access plan existing res

ZONE: RFF-5

Development Construction
☐ Approved ☐ Denied
By _____
Date _____

Sewage Disposal
☒ Approved ☐ Denied
By 12/4/91
Date 9/30/91

Plans Checked
and Approved
By _____
Date _____

Planning Department
Approved
By Handwritten Signature
Date 9/30/91



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Permit #: B0323691
Type: Accessory Structure / Residential
Status: Expired
Valuation: \$21,456.00
Address: 10010 SE TELFORD RD Clackamas, OR

Applied: 09/30/1991
Approved:
Final:
Expiration:

Applicant: CAREY DONALD
Owner:
Contractor:

663-4956

Certificate of Occupancy Required:

Taxlot: 13E25D 01204
Entered By: BLD
Insp Area:
Printed: 11/04/2025
Description: GARAGE & STORAGE
Conditions:

Class:
Occupancy:
Units: Bldgs:
Violation:

NOTICE: In accordance with ORS 455.355, the disposal of thermostats that contain mercury shall be in accordance with programs established by thermostat manufacturers, their representative or distributor, or by delivery to sites that will ensure that the mercury does not become part of the solid waste stream or wastewater.

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (ESA). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

****Any Transportation or Park System Development Charge decision made by the Department may be appealed to the County TSDC Hearings Officer by filing a written request with the Department within 14 days of the final decision. The fee is \$500.00.****

SFR/Dup 1st Unit(sqft): Additional Unit(sqft):

Total Fees:
Total Payments:
Balance Due: \$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

B3236-91

E5697-91



CLACKAMAS COUNTY, OREGON

Department of Transportation & Development
Building Services Division
902 Abernethy Road, Oregon City, Oregon 97045
Office Phone: (503) 655-8521
Fax Line: (503) 650-3019
Electrical Inspection Line: (503) 655-8699
All Other Inspections: (503) 655-8690

Permit No : E0569791
Permit Type : E ELECTRICAL PERMIT
Permit Status : APPROVED
Situs Address : 10010 SE TELFORD RD
Permit Title : SERVICE TO GARAGE
Permit Descr. : Q
Development :
Development Des:

Page : 1 of 1
Date : 12/24/91
Time : 10:43

Applied : 10/11/91
Approved : 10/11/91
Completed :
To Expire : 05/27/92

Parcel Number : 13E25D -01204
Valuation : 0
Owner : CAREY DONALD C
Applicant Name : CAREY DONALD
Applicant Addr.: 10010 SE TELFORD
BORIGN OR 97009
Applicant Phone: 663-4956

Construction : OTH
Classification :
Occupancy :
Validated by : SS
Inspector Area :

11/29 Dexheimer Electric to sign-over

Fee description	Units	Fee/Unit	Ext fee	Data

()=Number of Insp Per PERMIT Allowd				
Service/Feeder 0-200 AMP..(2)>	1	60.00	60.00	
...each circuit>	15	5.00	75.00	
Total Electrical Permit Fees			135.00	
State Surcharge (5%)			6.75	
*** Fees Required ***	***	Fees Collected & Credits	***	

	Receipt No.	Date	Payment	
		10/11/91	120.75	
		12/24/91	21.00	
Fees:	141.75	Total Credits:	.00	
Adjustments:	.00	Total Payments:	141.75	
Total Fees:	141.75	Balance Due:	.00	

NOTICE: Inspections are required and must be requested at least one working day before the day an inspection is needed. Permit Number and type of inspection must be provided with the inspection request. A reinspection fee may be charged when work for which inspection was requested was not ready for inspection or when required corrections had not been made.

Building, Plumbing, Mechanical, Electrical and Mobile Home Permits become null and void if the work or construction for which the permit is issued is not commenced within 180 days or if work is suspended or abandoned for 180 days after work has begun under this permit. Septic Tank Permits are valid for one year from the date of issuance.

I certify that the information presented by the applicant in support of this permit is true and correct to the best of my knowledge.

SIGNATURE OF APPLICANT



BUILDING CODES DIVISION

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Permit #: P0229091
Type: Plumbing / Plumbing
Status: Expired
Valuation: \$0.00
Address: 10010 SE TELFORD RD Clackamas, OR

Applied: 11/07/1991
Approved:
Final:
Expiration:

Applicant: FINNEY & SONS PLUMBING
Owner:
Contractor:

666-2839

Certificate of Occupancy Required:

Taxlot: 13E25D 01204
Entered By: BLD
Insp Area:
Printed: 11/04/2025
Description: GARAGE & STORAGE
SEPTIC CONNECTIO
Conditions:

Class:
Occupancy:
Units: Bldgs:
Violation:
NEED PERMIT FOR WATER &

NOTICE: The County in its review and approval of this application is not authorizing any activity that may result in a violation of the federal Endangered Species Act (ESA). You are specifically put on notice that it is your responsibility to determine whether activities undertaken pursuant to an approval result in conflict with the provisions of the ESA. It is further your responsibility to ensure that all activities taken pursuant to an approval are designed, constructed and maintained in a manner that does not violate the ESA or any other applicable federal, state or local law.

SFR/Dup 1st Unit(sqft):
Additional Unit(sqft):

Total Fees:
Total Payments:
Balance Due: \$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Kauppi, Jennifer

From: Carlson, Richard
Sent: Tuesday, November 4, 2025 8:33 AM
To: Kauppi, Jennifer
Subject: RE: Building plan - B0323691 - 10010 SE Telford Rd

Does not include a loft. Anyone can use a software system to figure out the beams and joists but if work is covered we would need an engineer or architect to certify the work.

Richard Carlson, Plans Examiner Supervisor

Department of Transportation and Development
Clackamas County Building Codes Division
150 Beavercreek Rd, Suite 225
Oregon City, OR. 97045
Primary: 503-742-4769
Cell: 971-346-1239
Hours of Operation: Mon – Fri, 7:30 a.m. – 4 p.m.
www.clackamas.us

Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Tuesday, November 4, 2025 8:01 AM
To: Carlson, Richard <richardcar@clackamas.us>
Subject: Building plan - B0323691 - 10010 SE Telford Rd

Also,

If they wish to keep the loft in the structure, will an engineer need to be hired for stamp the plans and provide calculations?

Jennifer Kauppi – Code Enforcement Specialist
Code Enforcement
Department of Transportation and Development
150 Beavercreek Rd.
Primary Phone: [503-742-4759](tel:503-742-4759)
www.clackamas.us
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.

Were you happy with the service you received today?



CLICK A SMILEY

From: Kauppi, Jennifer

Sent: Tuesday, November 4, 2025 8:00 AM

To: Carlson, Richard <richardcar@clackamas.us>

Subject: Building plan - B0323691 - 10010 SE Telford Rd

Richard,

Hello. I believe I have reviewed this correctly. The plans for the 1991 accessory structure are attached. I do not see that these plans approved a loft area.

Please confirm.

Thank you

Jennifer Kauppi – Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

150 Beavercreek Rd.

Primary Phone: [503-742-4759](tel:503-742-4759)

www.clackamas.us

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.

Were you happy with the service you received today?



CLICK A SMILEY



UPDATED NOTICE OF VIOLATION

August 25, 2025

Kevin Black
10010 SE Telford Rd
Boring, OR 97009

**SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040
(B)(C)(D)(E)**

VIOLATION: V0029425

SITE ADDRESS: 10010 SE Telford Rd., Boring, OR 97009

LEGAL DESCRIPTION: T1S, R3E, Section 25D, Tax Lot 01204

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

Detached garage converted to accessory dwelling unit without approved permits.

VIOLATIONS & HOW TO RESOLVE

On August 21, 2025, Brian Meeks came into the County office and spoke with Code Enforcement Specialist Kimberly Benthin. During that conversation Brian stated that he was currently remodeling the apartment in the shop to live in the structure. Brian also stated there was a loft area inside the structure.

I reviewed the County permitting records. The garage was permitted in 1991 as a single-story storage only structure under permit B0323691. Electrical and plumbing permits were also issued for the garage. The record reflects that the permits for the construction of the garage did not receive approved final inspections. Because the property is zoned RRFF5 and is in an urban reserve, an accessory dwelling unit is not an option. The conversion of the garage into an accessory dwelling unit with a loft without permits constitutes a Priority 1 violation of the Clackamas County Building Code, Title 9.02.040 (B)(C)(D)(E). In order to abate the violation(s), you must complete the following **no later than September 25, 2025:**

Loft built without permits

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) to reflect the loft and any other modifications to the interior of the detached garage. 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 60 days of the date of receipt of your approved permit(s).

Expired electrical permit E0569791

- Please submit an electrical permit application for 1 circuit to complete the remaining electrical requirements of E0569791. You will be required to remove the 220 amp for the stove in the unpermitted apartment.
 - All request for additional information in order to process your electrical application must be responded to within ten days of being notified.
 - The electrical permit must have fees paid in full within 10 days of your being notified by the Building Department.
 - Please schedule all inspections so that final inspections may be obtained not later than 60 days of the date of receipt of your approved permit(s).

Expired plumbing permit P0229091

- Please submit a plumbing permit application for 1 fixture to complete the remaining plumbing permit requirements of P0229091.
 - All request for additional information in order to process your plumbing application must be responded to within ten days of being notified.
 - The plumbing permit must have fees paid in full within 10 days of your being notified by the Building Department.
 - Please schedule all inspections so that final inspections may be obtained not later than 60 days of the date of receipt of your approved permit(s).

*****Please note - the previous permit P0229091 did not complete most of the required inspections. Although this permit is charging a minimum fee please be advised that additional fees may apply.*****

CONTACT INFORMATION

Planning – If you have questions concerning land use requirements and to obtain an application for land use, please contact the building department at 503-742-4500 or on-line at zoninginfo@clackamas.us.

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

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek 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.

A handwritten signature in black ink that reads "Jennifer Kauppi". The script is cursive and fluid.

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.







Citation No. 2500294-Z

Case No. V0029425

ADMINISTRATIVE CITATION

Date Issued: September 11, 2025

Name and Address of Person(s) Cited:

Name: Kevin Black
Mailing Address: 10010 SE Telford Rd
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 10th day of September, 2025 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): 10010 SE Telford Rd., Boring, OR 97009

Legal Description: T1S, R3E Section 25D, Tax Lot(s) 01204

Law(s) Violated:

☒ Title 12 and 13 of CCC Zoning and Development Ordinance, Section 316.03 (A)

Description of the violation(s):

- 1) Occupied recreational vehicle 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 \$411.00. 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
Telephone No.: 503-742-4759

Date: September 11, 2025
Department Initiating Enforcement Action: Code Enforcement



Citation No. 2500294-B

Case No. V0029425

ADMINISTRATIVE CITATION

Date Issued: October 9, 2025

Name and Address of Person(s) Cited:

Name: Kevin Black
Mailing Address: 10010 SE Telford Rd
City, State, Zip: Boring, OR 97009

Date Violation(s) Confirmed: On the 8th day of October, 2025 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): 10010 SE Telford Rd., Boring, OR 97009

Legal Description: T1S, R3E Section25D, Tax Lot(s) 01204

Law(s) Violated:

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040(B)(C)(D)(E)

Description of the violation(s):

- 1) Accessory structure built without approved permits and approved final inspections.

Maximum Civil Penalty \$3,500.00

Fine \$514.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$514.00. 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
Telephone No.: 503-742-4759

Date: October 9, 2025
Department Initiating Enforcement Action: Code Enforcement

