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[DTDcompliance@clackamas.us](mailto:DTDcompliance@clackamas.us) | 503-742-4400.

Щоб попросити переклад або спеціальні послуги для осіб з особливими потребами, зверніться до нас, скориставшись такими контактними даними:

[DTDcompliance@clackamas.us](mailto:DTDcompliance@clackamas.us) | 503-742-4400.

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[DTDcompliance@clackamas.us](mailto:DTDcompliance@clackamas.us) | 503-742-4400。

Để yêu cầu dịch vụ dịch thuật hoặc điều chỉnh liên quan đến tình trạng khuyết tật, vui lòng liên hệ với chúng tôi qua [DTDcompliance@clackamas.us](mailto:DTDcompliance@clackamas.us) | 503-742-4400.



**Clackamas County**  
[www.clackamas.us](http://www.clackamas.us)



## NOTICE OF HEARING

March 9, 2026

Philip Jacob Dalton & Staci Dalton  
29335 S Beaver Creek Rd.  
Mulino, OR 97042

**RE:** County of Clackamas v. Philip Jacob Dalton & Staci Dalton  
**File:** V0004625

**Hearing Date:** April 21, 2026

**Time:** This item will not begin before 9:30 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 Shane Potter, Code Compliance Specialist for Clackamas County at (503) 742-4465, 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 20<sup>th</sup> 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.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been emailed to [sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.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 Shane Potter at [Spotter@clackamas.us](mailto:Spotter@clackamas.us) or mail your evidence to Shane Potter 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 Shane Potter at 503-742-4465 **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/83305785583?pwd=eUMVPc0VGPOx97TtFSJ1ZBQ1T6OCys.1>

Passcode: 440301

Phone one-tap:

+12532158782,,83305785583# US (Tacoma)+13462487799,,83305785583# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

+1 346 248 7799 US (Houston)

+1 507 473 4847 US

+1 408 638 0968 US (San Jose)

+1 564 217 2000 US

+1 669 444 9171 US

+1 646 876 9923 US (New York)

+1 669 900 6833 US (San Jose)

+1 646 931 3860 US

+1 719 359 4580 US

+1 689 278 1000 US

+1 253 205 0468 US

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 305 224 1968 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

Webinar ID: 833 0578 5583

International numbers available: <https://clackamascounty.zoom.us/j/keESfk7dus>

## 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](http://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](http://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](http://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](http://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](http://www.clackamas.us/transportation/nondiscrimination)

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)

BEFORE THE COMPLIANCE HEARINGS OFFICER  
FOR THE COUNTY OF CLACKAMAS

CLACKAMAS COUNTY,

FILE NO(S): V0004625

Petitioner,

v.

PHILIP JACOB DALTON AND  
STACI DALTON,

Respondents.

COMPLAINT AND REQUEST FOR HEARING

I Shane Potter, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondents' mailing address is: 29335 S Beaver creek Rd., Mulino, OR 97042

2.

The Respondents own/owns or occupies the address or location of the violation(s) of law alleged in this complaint 29335 S Beaver creek Rd., Mulino, OR 97042, also known as T4S, R3E, Section 31, Tax Lot 00608, the property is zoned AG/F (Ag/Forest District) and is the location of violation(s) asserted by the County.

3.

On or about the 6<sup>th</sup> day of March, 2025, and on or about the 15<sup>th</sup> day of December 2025, and on or about the 14<sup>th</sup> day of January, 2026, the Respondents violated the following laws, in the following ways:

Title 9 of the Clackamas County Building Code Section 9.02.040. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

Title 12 of the Clackamas County Zoning and Development Ordinance (ZDO) Code Section 12.407.040 and 12.1307.15. The property is zoned AG/F (AG/Forest District). 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 of the Department of Transportation and Development.

5.

Notice of the violation was given to Respondents in the following manner: Violation notices dated March 6, 2025, and December 15, 2025 and Citation and Complaint #2500046 - 1 on January 20, 2026. A copy of the notice documents are attached to this Complaint as Exhibits C, G and I, 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 Respondents to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondents from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondents for each violation, within the range established by the Board of County Commissions. Said range for a Priority 1 Building Code violation being \$1,000.00 to \$3,500.00 per occurrence and said range for a Priority 2 Zoning Ordinance 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 Respondents to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code; and
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondents to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed.
5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 4<sup>TH</sup> day of March, 2026

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, sweeping initial "S".

---

Shane Potter  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

CLACKAMAS COUNTY,

Petitioner,

v.

PHILIP JACOB DALTON AND STACI  
DALTON,

Respondents.

File No.: V0004625

STATEMENT OF PROOF

### History of Events and Exhibits:

- |   |  |
|---|--|
| Exhibit A                                     | Respondents' mailing address is 29335 Beaver Creek Rd., Mulino OR 97042. Respondents own and/or reside on property located at 29335 S Beaver Creek Rd., Mulino, OR 97042, also known as T4S, R3E, Section 31 Tax Lot 00608, located within Clackamas County. The parcel is zoned Ag/Forest District (AG/F). Exhibit A page 2 is a 2021 aerial, page 3 is a 2023 aerial, page 4 is a 2024 aerial, page 5 is a 2025 aerial, and pages 6 through 8 are 2025 views of the barn and venue area. |
| February 5, 2025                              | Clackamas County received complaints regarding the use of an agricultural building for commercial purposes (used as a venue) without obtaining building and electrical permits.  |
| March 3, 2025<br>Exhibit B                    | Complainants provide photos and information about violations with events in barn.  |
| March 6, 2025<br>Exhibit C                    | Prepared a Notice of Violation for a Priority 1 Building Code violation and a Priority 1 Grading Code violation. The violation notices contained detailed descriptions of the violations, required abatement by no later April 6, 2025, provided detailed instructions for how to do so, and provided County contact information. The notice was mailed first class mail, and the notice was not returned.   |
| March 11 through<br>May 16, 2025<br>Exhibit D | Series of emails between Code Enforcement Specialist (CES) Shane Potter and Respondent Staci Dalton regarding the work being done without permits and questions about operating.   |

April 10, 2025	Clackamas County was informed that the Supreme Court denied a petition to review a case brought forth to reverse a Court of Appeals decision on ORS 215.760(2) rendering the ORS meaningless. This allows the Respondent to pursue permitting the agriculturally exempt building for use other than an ag exemption. The Respondents did pursue the building permit process.
June 5, 2025 Exhibit E	Email between CES Potter and Clackamas County Plans Examiner Supervisor Richard Carlson confirming no grading and erosion control plans would be required.
November 16, 2025 Exhibit F	Complainant provided Facebook advertising showing advertising for an event. CES Shane Potter confirmed the Facebook event.
December 15, 2025 Exhibit G	After receiving numerous complaints about ongoing events and review of internet advertising staff prepared an updated Notice of Violation addressing Priority 1 Zoning Ordinance violations for conditions of approval not implemented prior to use of events on site and Priority 1 Building Code violations for use of the barn for events without obtaining permits and/or inspections including a final inspection. The notice contains detailed descriptions of the violations, required abatement immediately, provided detailed instructions for how to do so, and provided County contact information. The notice was mailed first class mail, and the notice was not returned.
December 19 Through January 10, 2026 Exhibit H	Received emails and photos from complainant regarding events taking place. The event photos included: December 19, 2025 as shown in pages 1 and 2; December 20, 2025 as shown in page 3; December 31, 2025 as shown in pages 4 and 5; January 1, 2026 as shown in pages 6 and 7; January 2, 2026 as shown in pages 8 and 9; January 6, 2026 as shown in pages 10 through 13; January 9, 2026 as shown in pages 14 and 15; and January 10, 2026 in pages 16 through 18.
January 20, 2026 Exhibit I	Issued Citation #2500046 – 1 for \$925.00 for a Priority 1 Building Code violation for use of the barn for events without permits and inspections and a Priority 2 Zoning Ordinance violation for operating events without implementing conditions of approval prior to operating said events. The citation as mailed first class mail the mail was not returned and the citation has not been paid.
February 3, 2026 Exhibit J	Respondent Staci Dalton requested a hearing.

February 27, 2026 Exhibit K	CES Potter conducted research of advertising on the internet.
March 4, 2026 Exhibit L	CES Potter conducted a review of the internet and found information regarding an event held in January for the Molalla Area Chamber of Commerce.
March 4, 2026	The County referred this matter to the Code Enforcement Hearings Officer.
April 20, 2026 Exhibit M	CES Potter conducted a review of the internet and found information regarding an event being advertised for May 1, 2026, for the Molalla Boosters Club.

If the Hearings Officer affirms the County's position that a violation of a Building Code and/or Zoning Ordinance violation exists on the subject property, the County requests a Final Order be issued requiring the Respondent:

- Payment of Citation No. 2500046 - 1 for \$925.00 for a Priority 1 Building Code Violation and a Priority 2 Zoning Ordinance violation.
- Assessment of a civil penalties between \$1,000.00 and \$3,500.00 for a Priority 1 Building Code violation for date cited January 20, 2026, and between \$750.00 and \$2,500.00 for a Priority 2 Zoning Ordinance violation for date cited January 20, 2026.
- Assessment of an administrative compliance fee calculated at the rate of \$100.00 per month starting January 2026 through date of abatement or date of final order subtotaling \$200.00 as of the date of this report.
- If the violations are not abated the County may request authorization for further enforcement action including proceeding to Circuit Court.
- The County requests the Hearing's Officer to permanently enjoin the Respondent from violating these laws in the future.
- The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.

In the event mitigating factors are presented at the hearing and the factors warrant a continuing order, the County recommends the following:

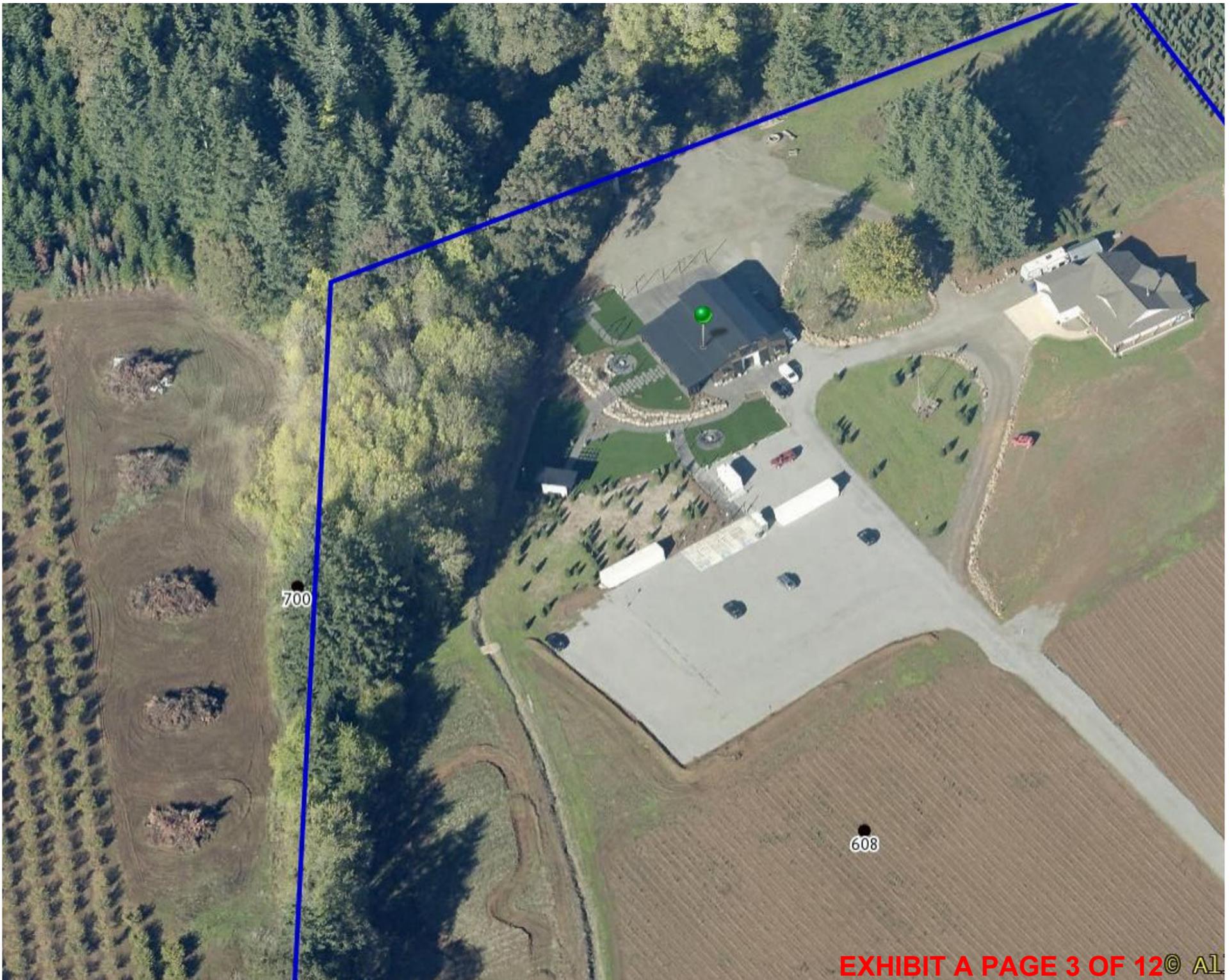
- Pause all activities until the conditions of approval have been addressed and implemented as required prior to implementing the event venue.
- Pause all activities until all building permits associated with event center and all inspections have been obtained and inspected including final inspections.





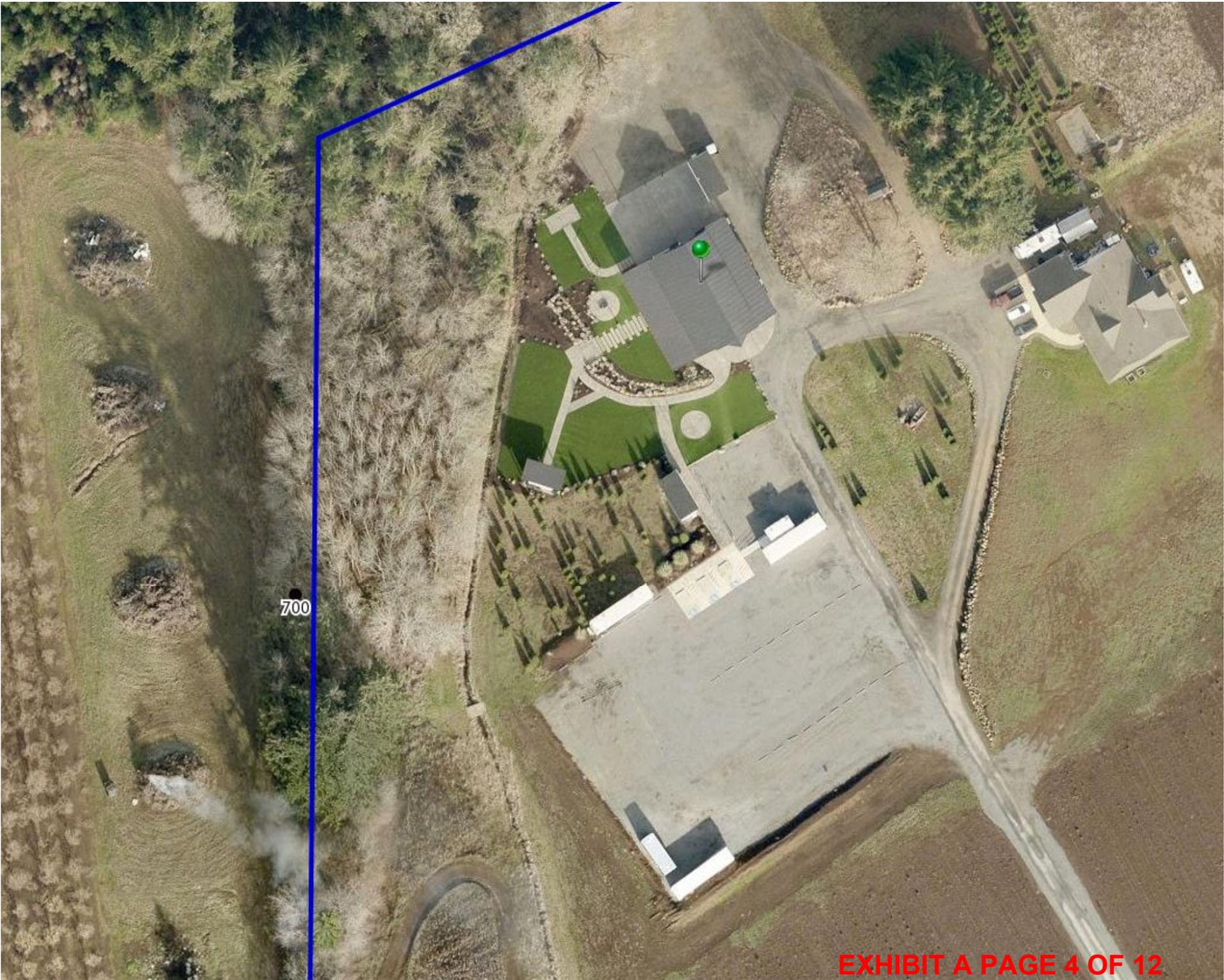
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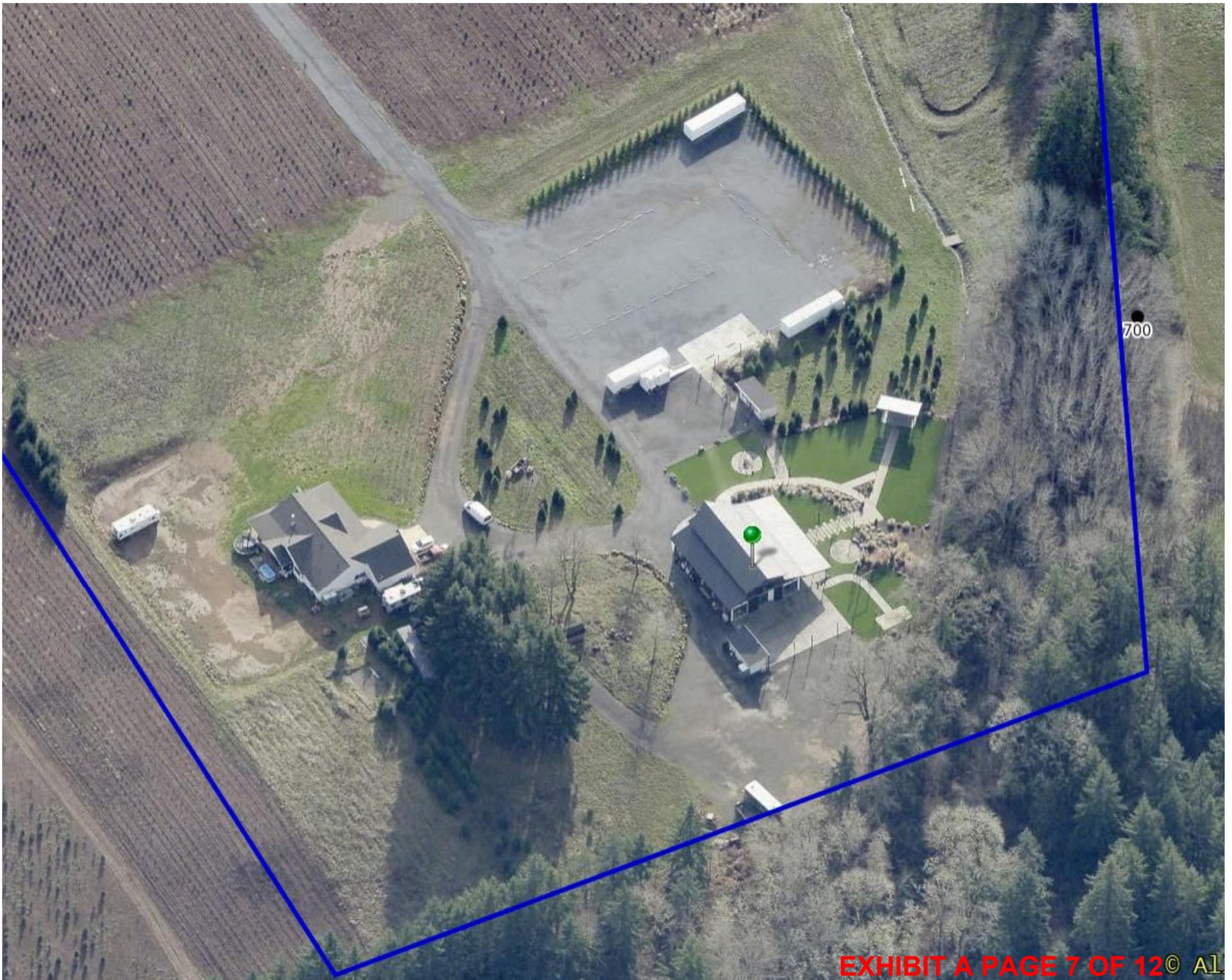
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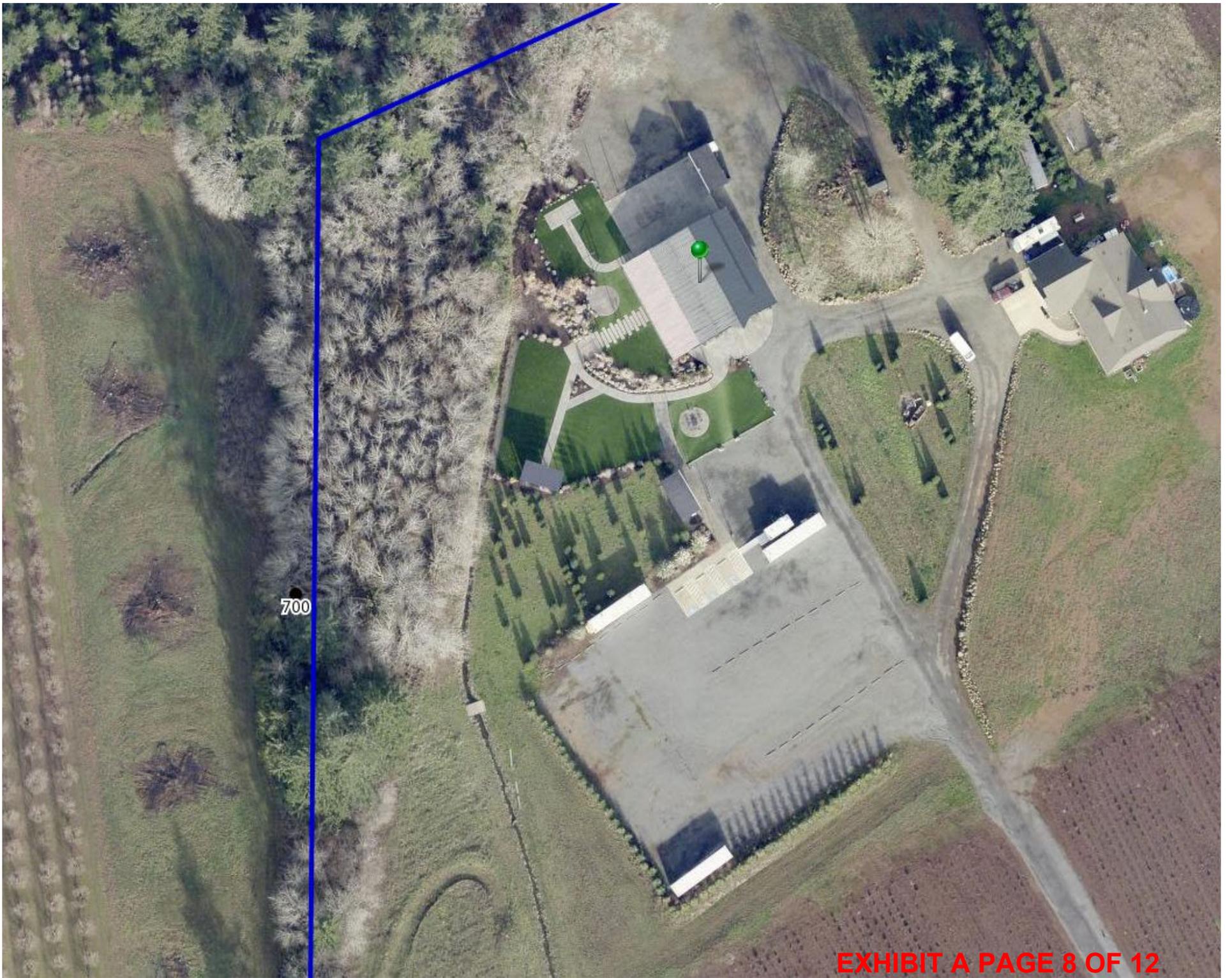


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## Property Account Summary



<b>Account Number</b>	01054478	<b>Property Address</b>	29335 S BEAVERCREEK RD , MULINO, OR 97042		
<b>General Information</b>					
Alternate Property #	43E31 00608				
Property Description	Section 31 Township 4S Range 3E TAX LOT 00608				
Property Category	Land &/or Buildings				
Status	Active, Locally Assessed, Use Assessed				
Tax Code Area	035-023				
Remarks					
<b>Tax Rate</b>					
<b>Description</b>	<b>Rate</b>				
Total Rate	14.716				
<b>Property Characteristics</b>					
Property Tax Deferral	Potential Additional Tax Liability				
Neighborhood	12204: Molalla rural north all other				
Land Class Category	541: Non EFU farmland improved				
Building Class Category	15: Single family res, class 5				
Year Built	2019				
Acreage	19.63				
Change property ratio	5XX				
<b>Related Properties</b>					
No Related Properties Found					
<b>Parties</b>					
<b>Role</b>	<b>Percent</b>	<b>Name</b>	<b>Address</b>		
Taxpayer	100	DALTON PHILIP JACOB & STACI	29335 S BEAVERCREEK RD, MULINO, OR 97042		
Tax Service Co.	100	COTALITY TAX SERVICE	UNKNOWN, MILWAUKIE, OR 00000		
Owner	100	DALTON PHILIP JACOB & STACI	29335 S BEAVERCREEK RD, MULINO, OR 97042		
Mortgage Company	100	WASHINGTON FEDERAL SAVINGS	MORTGAGE CO MAILING, UNKNOWN,		
<b>Property Values</b>					
<b>Value Type</b>	<b>Tax Year 1</b>	<b>Tax Year 2</b>	<b>Tax Year 3</b>	<b>Tax Year 4</b>	<b>Tax Year 5</b>
AVR Total	\$703,164	\$682,690	\$662,815	\$643,522	\$545,402
Exempt					

File No.: 22-346041

Clackamas County Official Records  
Sherry Hall, County Clerk

**2022-018683**

03/29/2022 11:56:02 AM

D-D                      Cnt=1 Stn=75 BRAD  
\$15.00 \$16.00 \$10.00 \$62.00

**\$103.00**

<b>Grantor</b>
Skye Bault and Ashley Bault 29335 S Beaver Creek Road Mulino, OR 97042
<b>Grantee</b>
Philip Jacob Dalton and Staci Dalton 20371 Meadow Avenue Oregon City, OR 97045
<b>After recording return to</b>
Philip Jacob Dalton and Staci Dalton 20371 Meadow Avenue Oregon City, OR 97045
<b>Until requested, all tax statements shall be sent to</b>
Philip Jacob Dalton and Staci Dalton 29335 S Beaver Creek Road Mulino, OR 97042 Tax Acct No(s): 43E31 00608, 01054478

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Skye Bault and Ashley Bault, as tenants by the entirety, Grantor(s) convey and warrant to Philip Jacob Dalton and Staci Dalton, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$1,400,000.00**. (Here comply with requirements of ORS 93.030)

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.

WFG Title 22-346041 HB

Executed this 25 day of March, 2022

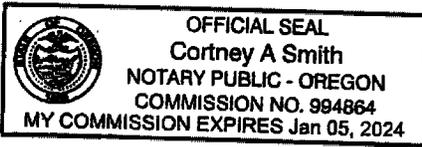
S. Bault  
Skye Bault

A. Bault  
Ashley Bault

STATE OF OREGON  
COUNTY OF Clackamas

This instrument was acknowledged before me this 25 day of March, 2022 by Skye Bault and Ashley Bault.

Cortney A. Smith  
Notary Public for Oregon  
My Commission Expires: Jan 05, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land being a part of the Northwest one-quarter of Section 31, Township 4 South, Range 3 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, same being a portion of that tract of land conveyed to Julie Ann Harrison, Trustee of the Julie Ann Harrison Trust dated December 30, 1992, as amended, by Recorder's Fee No. 2017-061415, Clackamas County Records and being more particularly described as follows:

Beginning at the Northwest corner of said Section 31; thence Easterly along the North line of said Section 31 a distance of 20.00 feet to the Northwest corner of a tract of land conveyed to Dwin Dale Dunkin, et ux, as Recorder's Fee No. 73-13749, Clackamas County Records; thence South along the West line of said Dunkin tract a distance of 960.00 feet to the Northwest corner of the aforementioned Julie Ann Harrison tract and the true point of beginning of the tract herein to be described; thence North  $64^{\circ} 57' 47''$  East along the Northerly line of the Julie Ann Harrison tract which is a line whose terminus is a point 1,560.00 feet East of the West line of said Dunkin tract, when measured at right angles thereto and 240.00 feet South of the North line of said Dunkin tract, a distance of 524.67 feet to an iron rod with a yellow plastic cap; thence South  $25^{\circ} 02' 30''$  East a distance of 948.12 feet to an iron rod with a yellow plastic cap on the Northwesterly right of way of County Road No. 1591 (also known as Beaver Creek Road); thence Southwesterly along the Northwesterly right-of-way of County Road No. 1591 to the West line of said Dunkin tract; thence North along the West line of said Dunkin tract to the the true point of beginning.

# Sage and Social webpage

## W E L C O M E

Sage and Social is a modern farmhouse venue located in Mulino, Oregon. We renovated our 3,000 sqft barn into a dreamy venue and creative space! The barn, which is climate controlled for events year-round, doubles as a ceremony site/and or a reception space. It's nestled among other scenic scapes on the property, including wooded backdrops, manicured lawns and patios, firepits and plenty more spaces for capturing Instagram-worthy photos. Get to know our on-site designer, who specializes in creating custom design and decor packages for all events.

# Ag barn before and after

Posted 10/12/2022



Liked by ronc32 and others  
sageandsocial.venue \*spots are filled\*... more  
October 13, 2022

Posted 10/3/2022 (Exhibit 41)



Liked by ashleeconley\_ and others  
sageandsocial.venue INTERIOR FRONT  
VIEW... more  
October 3, 2022

# Front and back of Ag barn(Exhibit 41)

← Sage and Social

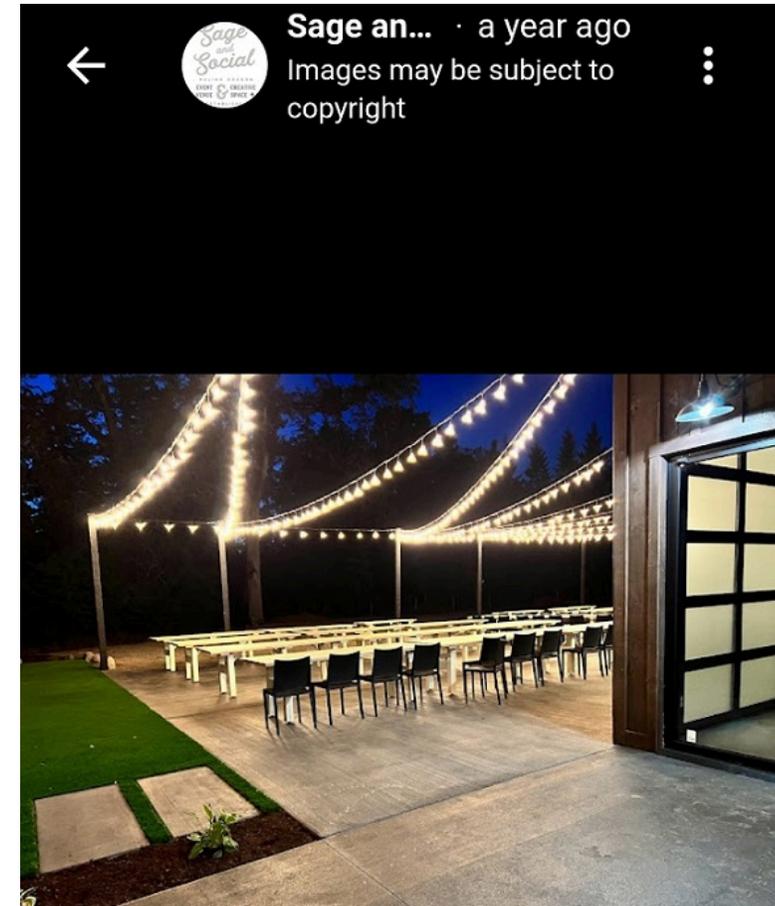
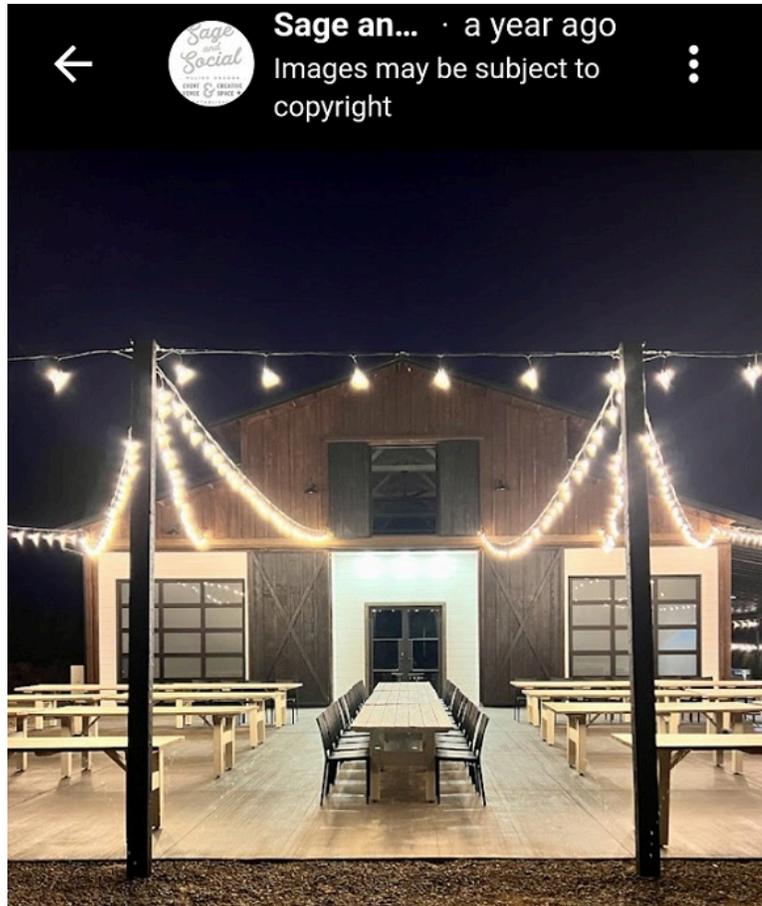
Photos 79



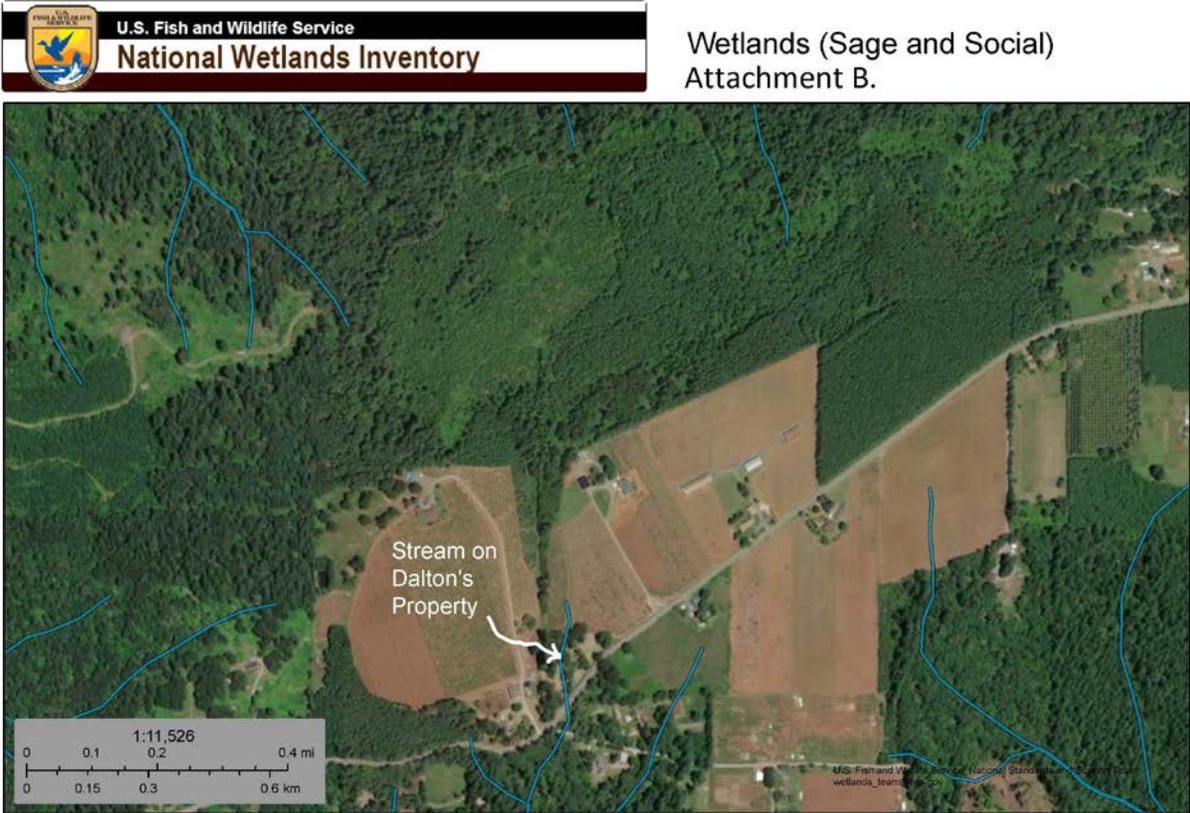
# Interior of Barn looking towards back (Exhibit 41)



# Outside Back of Barn Two Views



# National Wetland Inventory and before Sage and Social site changes



July 18, 2023

- Wetlands**
- Estuarine and Marine Deepwater
  - Freshwater Forested/Shrub Wetland
  - Lake
  - Freshwater Emergent Wetland
  - Freshwater Pond
  - Other
  - Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

# Before and during grading west side of Ag barn

**Area for 20' X 60' covered patio**



**Better view for 20' X 60' covered patio**



# Covered patio and rock retaining wall built, by May 27, 2023



# Bigger view of event center

9/27/24, 11:16 AM

about:blank



From Violation Hearing 2024/12/4

about:blank

**EXHIBIT A PAGE 2 OF 10**

**EXHIBIT B PAGE 9 OF 15**

# Close view of event center

9/27/24, 11:16 AM

about:blank



From Violation Hearing 2024/12/4

about:blank

**EXHIBIT A PAGE 3 OF 10**

1/1

**EXHIBIT B PAGE 10 OF 15**

# Exterior July 19, 2023

**Front of barn and corner of covered patio**



**View from under covered patio**



# Exterior July 19, 2023

**Covered patio, stairs and rock wall**



**Outdoor ceremony site**



# Exterior July 19, 2023

**Outdoor DJ**



**Before “race track” grading**



# Updated “race track” with berm (2024) View to NE



June 16, 2024 11:12 AM

# Updated “race track” with berm (2024) View to NW





**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

March 6, 2025

Violation No.: V0004625

Jacob Philip & Staci Dalton  
29335 S Beaver Creek Rd.  
Mulino, OR 97042

**RE: CLACKAMAS COUNTY NO. V0004625**

**CLACKAMAS COUNTY CODE SECTIONS VIOLATED:**

1. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 02.040(A, B, C, D, E and J):  
CLACKAMAS COUNTY BUILDING CODE
2. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 03.030: PERMITS  
REQUIRED; EXCEPTIONS

ZONING: AG/F (AG/Forest District)  
SITE ADDRESS: 29335 S Beaver Creek Rd., Mulino, OR 97042  
LEGAL DESCRIPTION T4S, R3E, SECTION 31, TAX LOT 00608

Dear Jacob & Staci Dalton,

The County has received complaints regarding continued use of the agricultural building for commercial purposes without building permit approval. The County has also received complaints regarding grading work done on the site without permits. To abate the violation, you must complete one of the following **NO LATER THAN: April 6, 2025**

**USE OF AN AGRICULTURAL EXEMPT BUILDING WITHOUT BUILDING PERMITS**

There is continued use of the agricultural building for commercial purposes. The use has not obtained land use approval as of the time of this letter and is currently going through appeals. For the use currently taking place, building and electrical permits will be required. It also appears plumbing and mechanical permits may be required if plumbing and/or mechanical work have taken place in the structure.

1. Uses of the building other than those which the agricultural exemption was originally approved should no longer occur until such land use approval, building permit approval, and approved final inspections have been obtained. If you have questions about the permitting process, I encourage you to reach out to permits at 503-742-4240 or by email at [bldservice@clackams.us](mailto:bldservice@clackams.us)

**GRADING WITHOUT PERMITS**

Clackamas County has received complaints regarding grading work done on site without obtaining grading permits. A review of the evidence shows grading work that appears to require a grading permit.

1. No person shall do any excavation, grading or earthwork construction requiring a permit without first having obtained a permit from Clackamas County Building Official or their designee unless it is exempted as spelled out in the code. Performing such

work without a permit may constitute a violation of the Clackamas County Building Code and Grading and Excavation Code. To abate this violation, you must address the following by the deadline provided earlier in this letter:

- A. If you believe the grading meets an exception in the code, please feel free to contact the Clackamas County Building Codes Division at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) to discuss with a Permit Specialist. If it is determined an exception exists, please provide the name of the person you spoke with and what exception you qualify for; or
- B. Submit, or have your professional submit, grading permit application(s), appropriate fee(s) and all construction documents of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of the Building Code and relevant laws. We encourage you to reach out to the Build Codes Division to discuss the permitting process by calling 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
  - 1) Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such a request.
  - 2) Fees must be paid in full within 10 days of being notified by the Building Codes Division.
  - 3) 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).
- C. We encourage you to reach out to the Building Codes Division to explore other options to comply with or check to see if other options exist that may not be listed in this letter at the contact information listed above.

Permits are accepted online only. For more information on this process please refer to the County's website at <https://www.clackamas.us/building>

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.



Shane Potter  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)

## Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 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 Compliance Hearings Officer.
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, 150 Beaver Creek Rd., Oregon City, OR 97045, or to [codeenforcement@clackamas.us](mailto: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. **Voluntary Compliance:** Clackamas County encourages parties to voluntarily come into compliance with the code to support a safe and healthy community for all. Please note that, when a property owner works cooperatively with the County to resolve a confirmed code violation, the County may, in its discretion, waive all or part of the \$75 per month administrative compliance fee.
6. **Non-compliance may result in a lien upon your property:** Fines, penalties, and fees are payable upon the effective date of the final order imposing them. Such fines, penalties, and fees are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other. If fines, penalties, and fee 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.
7. **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.
8. **Recurrences will result in additional citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

**From:** [Sage and Social](#)  
**To:** [Potter, Shane](#)  
**Subject:** Re: County Letter  
**Date:** Friday, May 16, 2025 10:56:49 AM  
**Attachments:** [image001.png](#)

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

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Hi Shane,

Finally, after working on it all week, the website is down. (Had no idea how tedious that was going to be.) The home page is the only thing you can see, but we were able to put up a big note that says this website is down for construction.

Also, I completed and submitted the personal event application for this weekend, as well as, my last two, which I'll submit today. (I'm working on cancelling my aunt's wedding, a smaller one, since this is her second wedding, planned for next month.)

Staci

On Mon, May 12, 2025 at 3:23 PM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Thank you for the update. Please let me know when you get the website down.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

150 Beaver Creek Rd., Oregon City, OR 97045

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

[www.clackamas.us](http://www.clackamas.us)

Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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---

**From:** Sage and Social <[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)>

**Sent:** Monday, May 12, 2025 3:20 PM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: County Letter

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

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Hi Shane,

Thank you for bringing this to your manager, I appreciate the thought and trying to help.

We have removed our signage out front and in the process of taking down our website. Unfortunately we have a contract with Wix, the website creator, and need to check if they'll let us out of the contract. If we can't get out of the contract, then the next option is to continue paying for it, and put a banner across the page that says something like, "down for construction" or something similar, but either way, it will be done this week.

Staci

On Tue, May 6, 2025 at 11:01 AM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Staci,

I was able to speak to my supervisor yesterday. He stated that we are not able to allow any holds to occur while there is land use review. He stated we have reviewed the process and will need to continue to enforce if the use is not paused.

On another note the file, regarding the event operations, will be with our County Counsel as we have already gone through the hearings officer process. The issue regarding the permits is still in the review process as you are currently working through those. That file remains with me through the permitting process.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

150 Beaver Creek Rd., Oregon City, OR 97045

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

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**From:** Sage and Social <[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)>

**Sent:** Tuesday, May 6, 2025 10:56 AM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: County Letter

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

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Hi Shane,

Thank you for your response and suggestions, very much appreciated. I will follow up with your idea about contacting Planning as I do have some upcoming family events, an extra step is totally worth it. And, if you can share our story/email with your manager that would be great. Maybe, he will provide a little reprieve knowing we are doing everything we can to get this done and it's not on our end holding this process up.

As for our sign, we were only keeping it up for potential future clients. It's such a small sign, yet when people drive by or come to see if this might be a place of interest, it keeps them from driving down the wrong driveways, as we really try to respect our neighbors peace and privacy. However, if this is what's needed, I will take the sign down. Just know, It's going to be so hard for us to recover from all of this.

Thank you,

Staci

On Mon, May 5, 2025 at 11:40 AM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Staci,

There are a few issues still remaining. The advertising continues online and there is still signage up at the location. As for family events. You can hold a family event but we are still getting reports of numerous activities occurring, which would be inconsistent with family events taking place. The issue with interpreting family events vs business events is due to the large number of events taking place, the continued advertising of such events and the signage that remains up at the site (or did during my last site visit to the area). One way to achieve the family events may be to file a plan with Planning each time. I know this is an additional step but they do have an event plan they allow for. Also removal of all advertising until the court cases have been settled may also address this.

I do acknowledge you have worked on the permit issues as quickly as you were able to. I also understand the need to pursue the business. However, I have no authority to change the procedures they have established. I am happy to forward your email to my supervisor to see if they have any authority or ability to make such a change but I do not see that they will do that since the procedures were just recently changed as of the latter part of last year. I will let you know if I hear something different from my Supervisor Michael Barnes.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

150 Beaver Creek Rd., Oregon City, OR 97045

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

[www.clackamas.us](http://www.clackamas.us)

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**From:** Sage and Social <[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)>

**Sent:** Thursday, May 1, 2025 6:43 AM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: County Letter

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

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Hi Shane,

Thank you for the email. Hope you were able to enjoy some time off last week.

It's so upsetting that we can't even have my family reunion or my brother's 50th birthday celebration without the same neighbor complaining over and over just to be complaining. Since our last hearing, we have refrained from scheduling any other events for 2025. I am curious, only two people have expressed concerns about the venue, and one of them does not live in close proximity to us. How is it determined whether an event is a client event versus a personal gathering, especially since I have a large family and I often host a ton of personal gatherings? (It's one of the main reasons for buying property.) I was hoping you can provide some guidance as to the guidelines surrounding personal gatherings, as we want to ensure that we are not facing any fines or such for personal activity on our own property. Thank you Shane for any guidance you can provide.

Our website is up because we need to gain interest, as we have lost so many opportunities for future clients due to these appeals and now after the second approval

(County and State) and with the Oregon Supreme Court pushing it back, we're back to where we were in July of 2023. That's almost two years, any other small business wouldn't have made it and we're barely hanging on. To be spending over 200K in lawyer fees to fight a state statute that had nothing to do with our business. Shane, we did all the right steps from the beginning. We were told we could start our business in July of 2023 because we had all the right documents, fees paid, and boxes checked. We would have had our building permit two years ago. I'm sharing this with you because it's so frustrating and up until last October we could run business as usual while in litigation.

Shane, we are so close to having everything completed. We're trying so hard to expedite, now that the Oregon Supreme Court has finally sent it back, we just need to get in front of the County Hearings Officer. In December of 2023, when we were approved, Joe, the Hearings Officer, gave us six months to comply with anything he considered outstanding. We have finished most of this list along with additional issues from Ray minus some drawings that need updating. Other than that, we'll be able to move quickly, as 99% is done.

Do you have any flexibility with us or the ability to enact the previous rule about operating while being in litigation, especially since we have two approvals and honestly I can't continue to pay for lawyer expenses without a revenue source. It's a vicious cycle and one that was forced upon us.

Please let me know if there is a way we can work through this while we're finishing the process. We are so close.

Thank you Shane for listening.

Staci

Devyn Petersen + Staci Dalton  
Designer + Owners  
Sage and Social  
Mulino, OR.  
503.560.4876 / 503.501.9882

On Tue, Apr 29, 2025 at 12:14 PM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Staci,

I have reviewed the website and have received additional complaints about events still

occurring. I am wanting to check in with you on where you are with that. As you recall the hearings officer decision was to cease operating. We have surpassed the 60 day time frame. If events are still occurring I would need to forward this matter off to our County Counsel for possible further enforcement.

I know that there has been more court decisions, however the use is still not valid until all reviews including the next step which I believe is a review by LUBA is completed. Please let me know how you all are proceeding. I know that there are items you all are taking care of so I wanted to check with you first. If this is something you would like me to talk with your attorney about please let me know and I can reach out to them.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

[150 Beaver creek Rd., Oregon City, OR 97045](http://150%20Beavercreek%20Rd.,%20Oregon%20City,%20OR%2097045)

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

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**From:** Sage and Social <[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)>

**Sent:** Thursday, April 24, 2025 2:04 PM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: County Letter

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

Hi Shane,

Another quick update as of 4/24

**1. Electrical Permit - Project#E0691425** - Final Electrical Inspection is **done** and **approved. :):)**

**2. Building Permit - Project#B0215223** - Rev 3 has been submitted. Ray and team have reviewed most of it and now down from 29 issues to 12. Mostly around the drawings from the architect. (Melissa and Aaron still need to respond on their part.) Rev 4, should finish this project!

**3. Mechanical Permit - Project# B0407025** - Rev 2 done, Specs uploaded, Permit submitted, and Fee paid. Ray has responded with a Rev 3 as of 4/21, Ray has asked: **"This is a duplicate permit to B0096023. Please have this permit voided and complete the requests under permit B0096023 and show thermal envelope details under permit B0215223."** I'll get this done as soon as possible. Need to figure out what thermal envelope details mean?

**4. Grading** - No update.

Please let me know if you need anything from me.

Staci

On Mon, Apr 14, 2025 at 1:55 PM Sage and Social  
<[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)> wrote:

Hi Shane,

Another quick update as of 4/14.

**1. Electrical Permit - Project# E0691425** - We officially have our electrical permit E0691425, I'm currently in the process of scheduling an inspector. I'm so excited! :)

**2. Building Permit - Project#B0215223.** Wendi from Transportation called me this morning, she is approving her portion. Ray said he was going to be busy and would try to get to the rest of the task this week.

**3. Mechanical Permit - Project# B0407025** - Rev 2, they're asking for specs of the heating pump, I called the contractor on Friday, said he would get me the specs by today. As soon as I have them, I'll upload and this should be the last part of the mechanical permit process.

**4. Grading** - Called the Building Code Grading department this morning and spoke with Amanda Donalson, she sent over a document with the grading qualifications. As I read through the qualification, which I have attached here, I don't fit into any of the categories. We just use the current dirt, already on the property, from the dig out of the barn and house, to build this berm. It was way less than 50 yards, which if you were doing farm grading and brought in dirt, a permit is only required over 50 yards. And the little moving of dirt we did move around was less than two feet and it was just to level out so I can create a plant berm.

Please let me know if you need anything from me.

Staci

On Wed, Apr 9, 2025 at 5:37 PM Sage and Social  
<[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)> wrote:

Thank you, Shane!

Another update as of 4/9/25.

**1. Electrical Permit - Project# E0691425** - After paying the Electrical Commercial Plan Review Fees today 4/9, I received this email! "Congratulations, the prescreening of files uploaded for project - E0691425 : \*\*SHANE VIOLATION\*\*Building - Electrical - 43E31 [00608 - 29335 S BEAVERCREEK RD MULINO](#) - Barn is completed." Good news, right?

**2. Building Permit - Project#B0215223.** As of yesterday, 4/8/25, I submitted REV 3 with responses to all of Ray's and the team's requests. Infact, Wendi D. just sent this today: "Transportation System Development Charge for Sage and Social (event hosting) under permit B0215223". Hopefully, this means things are moving forward or at least in the right direction.

**3. Mechanical Permit - Project# B0407025** - Finished uploading all the Mechanical drawings and documents. Submitted REV 1 of this project today, 4/9.

All Project/Permits have been submitted and now waiting for approvals and next steps.

Please let me know if you need anything from me.

Staci

On Wed, Apr 9, 2025 at 8:48 AM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Staci,

Thank you for the update. With regards to the inspectors once you have obtained the permits you should be able to call for the inspections. They should provide you with an inspection line number at the time of permit issuance. Please let me know if you do not have that.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

[150 Beaver Creek Rd., Oregon City, OR 97045](#)

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

[www.clackamas.us](http://www.clackamas.us)

Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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**From:** Sage and Social <[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)>

**Sent:** Tuesday, April 8, 2025 1:45 PM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: County Letter

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

Hi Shane,

Thank you for the email! Hope you're having a wonderful day.

Great news! This is what I've done to date:

1. **Electrical Permit** has started and was created in Development Direct. I've uploaded and submitted all the electrical documents/drawings/applications as well as answered the REV 1 questions they requested from the first review. I believe the next step is assigning an inspector! We are so close. :) **Project# E0691425**

2. **Mechanical Permit** has started and was created in Development Direct. I've uploaded all the needed documents/applications. Just need to upload the drawing for the heat pump location. (Will do today and hit submit.) And, hopefully, just need an inspector assigned. **Project# B0407025**

3. **Building Permit** was started over 500 days ago, we're on REV 3 of review. I just received, yesterday, the Architect's final drawings with the changes suggested by Ray. We had to remove all the outbuildings (bathrooms, suites and Kitchen), as these need to be on their own permit.(Which makes sense as we're not doing any outbuildings, the barn.) I'll have the new drawings uploaded and submitted today. This is the last request from Ray on the project. (hopefully) out of the 29 issues we had to resolve, mainly around the architect

drawings and they've all been addressed. Next step, hopefully an inspector is assigned. **Project#B0215223**

Hopefully this helps! Do you have any advice as to next steps and getting the inspectors?

Thanks again for reaching out. Please let me know what else you need from me.

Staci

On Tue, Apr 8, 2025 at 9:35 AM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi Staci & Devyn,

I wanted to check in with you on the progress. A couple of questions:

1. What conversations have you had with permitting about the grading issues on site?
2. Where are you with the permits currently?

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

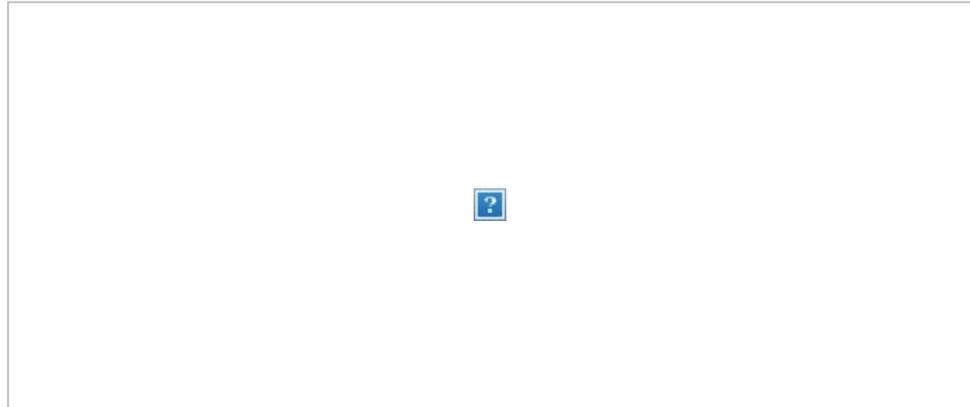
[150 Beaver Creek Rd., Oregon City, OR 97045](#)

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

[www.clackamas.us](http://www.clackamas.us)

Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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**From:** Sage and Social <[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)>

**Sent:** Monday, March 17, 2025 2:45 PM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: County Letter

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

---

Thank you, Shane, for the clarification. As for the grading, when the house and barn were built, the dig out by the contractors created an enormous pile of organic material. They staged this pile dirt in the back of the property. So, we just moved this same dirt pile to the front to create our berm and some smaller berms with the intent to build privacy walls with all new plant material, hedges, and trees.

As for compliance, we will do everything we can to ensure we're compliant. Currently, we're completing the final few tasks needed to finish Rev 2 of the Building Permit Project that we started on the Development Direct site in 2023; project #B0215223. We only have a few items left, (final drawings, waiting on the architect.) so we can move forward. We have been on hold due to the constant Appealing by the neighbor that keeps us in neverending litigation.

Thank you for the information regarding the complaints. We will look into the civil part of it.

Staci and Devyn.

On Wed, Mar 12, 2025 at 1:32 PM Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)> wrote:

Hi,

The grading was based on an area that was provided to the County showing a large amount of dirt that had been moved. I believe the complaint said it was for a racetrack but for us it was just a large amount of dirt that had been moved that appears to require a grading permit.

As for the building code violation it sounds as if you will hold off on events until the process has played out? I am assuming that means by the deadline provided in this most recent letter?

With regards to issues with individuals you have listed. I am sorry to hear you are going through that. This would play out more as a civil matter as there is nothing I am able to do about these kinds of complaints. As Code Specialist we are required to move forward with any complaints received. You are welcome to challenge this, but you would need to speak with my supervisor Michael Barnes as he would be the individual to start with.

Sincerely,

Shane Potter

Code Enforcement Specialist

Code Enforcement

Department of Transportation and Development

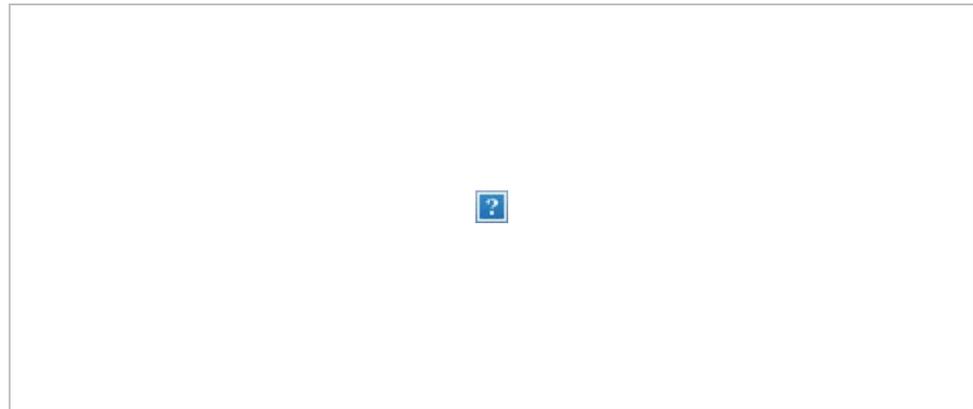
[150 Beaver Creek Rd., Oregon City, OR 97045](#)

Primary Phone: 503-742-4465

[spotter@clackamas.us](mailto:spotter@clackamas.us)

[www.clackamas.us](http://www.clackamas.us)

Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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**From:** Sage and Social <[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)>

**Sent:** Tuesday, March 11, 2025 7:44 PM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** County Letter

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

Hi Shane,

We would like to address the recent letter we received and confirm our intention to comply with it. However, we are seeking clarification on the nature of the grading complaint. We're curious what this grading complaint is for?

Additionally, we want to express our concern about the ongoing issues with Malia and Greg Kupillas. They have been pursuing us since the beginning (2023), despite our lack of any direct interaction as they live a mile away from us. Unfortunately, Malia has been behaving aggressively, initiating a group text with neighbors to speak negatively about us and spreading unfounded rumors within her church and community meetings. The negative comments we have encountered about her suggest a troubling pattern. We have maintained a low profile and have refrained from engaging in any disputes or conflicts regarding the situations with Malia and Greg Kupillas.

We have obtained approval to use the barn for events, from both the County Hearings Officer and the Oregon State of Appeals. Malia has opted to appeal any approval we receive, which has significantly delayed the processing of our conditional use permit. As a result of these repeated appeals, it has now taken us over two years to secure our conditional use permit. We are currently navigating the permitting process for the barn, but have been stalled due to ongoing litigation. Throughout this challenging experience, we have consistently made efforts to adhere to all county regulations. Our goal is to be compliant and gain approval so that we can continue to contribute to the community, small businesses, and nonprofits. We are not attempting to go against any requirements set forth by the county but we should have had our conditional use permit years ago. We appreciate your understanding as we seek to resolve these issues.

Thank you Shane!

**From:** [Carlson, Richard](#)  
**To:** [Potter, Shane](#)  
**Subject:** RE: 29335 S Beaver creek Rd  
**Date:** Thursday, June 5, 2025 12:49:29 PM  
**Attachments:** [image001.png](#)

---

I'd say no grading permit required.

## **Richard Carlson, Plans Examiner Supervisor**

Department of Transportation and Development  
Clackamas County Building Codes Division  
150 Beaver creek 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](http://www.clackamas.us)

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**From:** Potter, Shane <SPotter@clackamas.us>  
**Sent:** Thursday, June 5, 2025 12:34 PM  
**To:** Carlson, Richard <richardcar@clackamas.us>  
**Subject:** 29335 S Beaver creek Rd

Hi Richard,

I have been reviewing this file for various violations. We are still working on a grading issue. The owner does not think the work they have done requires a permit so I wanted to send this to you to get your thoughts. Attached is a photo we first reviewed which we determined appeared to require permits. Attached is a site plan of where it is located and below is a description she stated of the work they did:

I've attached a site plan indicating the origin of the dirt and the location of the berm.

1. Approximately 20 cubic yards of dirt were sourced from the house and barn construction site.
2. An additional 10-20 cubic yards were obtained from Lot 11, where Christmas trees were harvested in 2023. During this process, only the topsoil and organic material were removed to facilitate the cleanup of remaining tree stumps, ensuring the area is prepared for future agricultural use.
3. The relocated dirt (roughly 30-40 cubic yards), including some of the topsoil and organic material, was moved just east of Lot 11 to create a 3-4ft berm. This berm provides sufficient space for planting a privacy hedge.

Sincerely,

Shane Potter  
Code Enforcement Specialist  
Code Enforcement  
Department of Transportation and Development  
150 Beaver Creek Rd., Oregon City, OR 97045  
Primary Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)  
[www.clackamas.us](http://www.clackamas.us)  
Hours: M-F from 7:30 am until 4:00 pm (Lobby closed to the public on Fridays)



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**From:** Sage and Social <[sageandsocial.venue@gmail.com](mailto:sageandsocial.venue@gmail.com)>

**Sent:** Tuesday, June 3, 2025 5:16 PM

**To:** Potter, Shane <[SPotter@clackamas.us](mailto:SPotter@clackamas.us)>

**Subject:** Re: County Letter

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

---

Hi Shane,

I've attached a site plan indicating the origin of the dirt and the location of the berm.

1. Approximately 20 cubic yards of dirt were sourced from the house and barn construction site.
2. An additional 10-20 cubic yards were obtained from Lot 11, where Christmas trees were harvested in 2023. During this process, only the topsoil and organic material were removed to facilitate the cleanup of remaining tree stumps, ensuring the area is prepared for future agricultural use.
3. The relocated dirt (roughly 30-40 cubic yards), including some of the topsoil and organic material, was moved just east of Lot 11 to create a 3-4ft berm. This berm provides

sufficient space for planting a privacy hedge.

Thank you,  
Staci

Search Facebook



Events

Events

ifications

+ Create new event

nded events See all

Today at 10 AM - 4 PM  
Sage & Social Holiday Market



Today at 10 AM - 4 PM

# Holiday Market at Sage & Social Venue

29335 S. Beaver Creek Rd. Mulino, OR

About

Discussion

Interested

Going

Invite

## Details

- 520 people responded
- Event by The She-Shed Boutique
- 29335 S. Beaver Creek Rd. Mulino, OR
- Duration: 6 hr
- Public · Anyone on or off Facebook

Holiday Market at the beautiful Sage & Social venue located at  
29335 S. BEAVER CREEK RD.



### The She-Shed Boutique

mysheshedboutique.com

Closed now

In-store pickup · In-store shopping

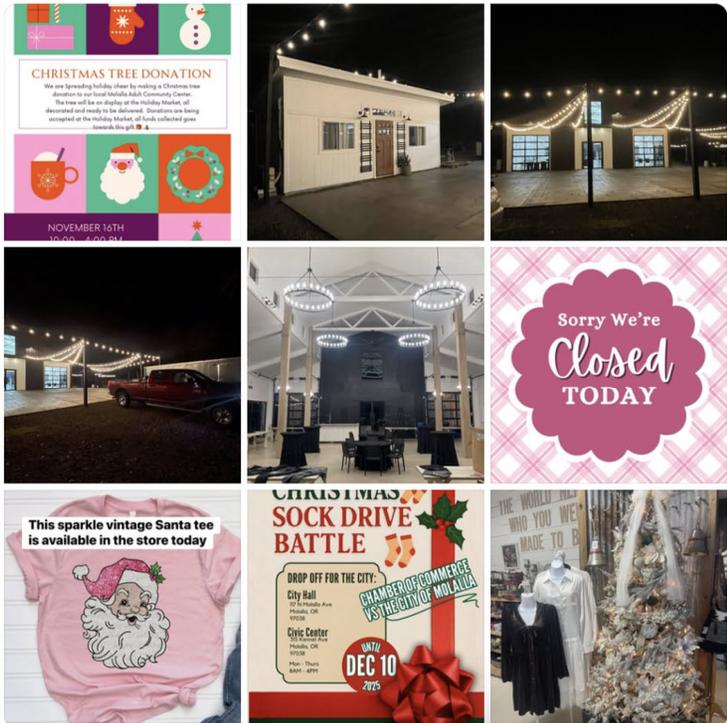
Price Range · \$\$

100% recommend (18 Reviews)

Women-owned

### Photos

See all photos



### The She-Shed Boutique

Spent the day...the whole day setting up at the Holiday Market 🌲. And I had to come on here and tell you ladies & the few gentlemen that follow, this venue is SPARKLING, festive and going to be outrageously extra and fun!!!! I cannot wait to see you!!! The vendors that setup today have amazing spaces. Doors open at 10am

Don't even bother getting a coffee before you arrive because we have a coffee truck waiting to take those orders [The Bird & Bear](#)

Also you may not want to eat before you come either, lol, because we brought the food truck [The Buffalo Gap Saloon & Eatery](#) is in the house!

The Christmas tree being donated to the [Molalla Adult Community Center](#) is all decked out & will be delivered to them after the market 🌲

[Holiday Market at Sage & Social Venue](#) mark yourself as "going" on the event page, thank you ❤️



**CHRISTMAS TREE DONATION**

We are Spreading holiday cheer by making a Christmas tree donation to our local Molalla Adult Community Center. The tree will be on display at the Holiday Market, all decorated and ready to be delivered. Donations are being accepted at the Holiday Market, all funds collected goes towards this gift 🌲



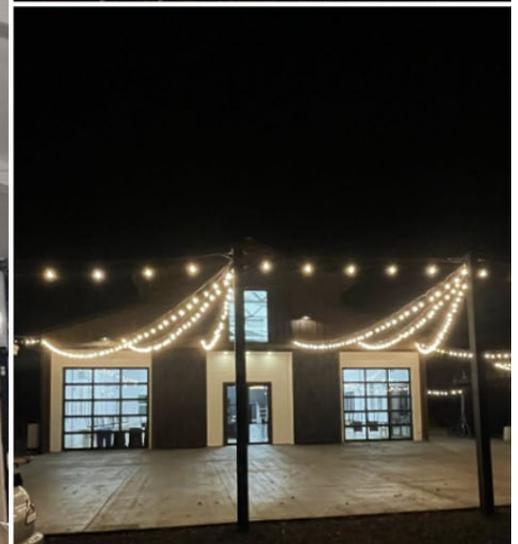


# The She-Shed Boutique

Yesterday at 9:22 AM · 🌐



ie calm before the storm 🤩. I was out late last night delivering a truck load of fabulous to the venue so I can setup today. Just wanted to let everyone know that this event is indoors and the space is so amazing. So blessed and thankful to have such a beautiful venue in our area! The owners of Sage and Social- Event Venue and Creative Space donate this space to many local events and community gatherings and I wanted to thank them for being so awesome!!!





## NOTICE OF VIOLATION

December 15, 2025

Violation No.: V0004625

Philip Jacob & Staci Dalton  
29335 S Beaver Creek Rd.  
Mulino, OR 97042

**RE: CLACKAMAS COUNTY NO. V0021423**

**CLACKAMAS COUNTY CODE SECTIONS VIOLATED:**

1. CLACKAMAS COUNTY CODE TITLE 9: BUILDINGS – CHAPTER 02.040(A, B, C, D, E, & J)  
CLACKAMAS COUNTY BUILDING CODE
2. CLACKAMAS COUNTY BUILDING CODE TITLE 9 BUILDINGS - CHAPTER 03.030 PERMITS  
REQUIRED, EXCEPTIONS
3. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE –  
SECTION 407.04: USES PERMITTED
4. CLACKAMAS COUNTY CODE TITLE 12: ZONING AND DEVELOPMENT ORDINANCE –  
SECTION 1307.15 CONDITIONS OF APPROVAL
5. CLACKAMAS COUNTY ZONING AND DEVELOPMENT LAND USE DECISION(S) Z0123-23

ZONING: AG/F (Ag Forest)  
SITE ADDRESS: 29335 S Beaver Creek Rd., Mulino, OR 97042  
LEGAL DESCRIPTION T4S, R3E, SECTION 31, TAX LOT 00608

Dear Philip & Staci Dalton,

Clackamas County has received complaints regarding ongoing events in violation of multiple conditions of approval. The activities include events inside the unpermitted barn structure as well. The previous land use decision was approved and appeals have expired, however conditions of approval must be addressed prior to events occurring as required in violation letter as part of code enforcement file V0021423. This notice of violation addresses the violation with regards to the permits associated with the barn, as previously addressed, and violations of conditions of approval. In summary events are occurring in violation since the conditions implementing the land use have not been fully implemented and therefore events are taking place without a completed land use (conditions being satisfied). I have listed the conditions we have found to exist below. To abate the violations, you must complete the following **NO LATER THAN: Events must be paused until conditions have been met and implemented. It is a violation to operate prior to conditions being met, further activities may result in additional enforcement actions.**

## **OPERATING EVENTS IN VIOLATION OF CONDITIONS OF APPROVAL**

There are a few options to address the violations of the conditions of approval:

1. Comply with the Conditions of Approval as written; or
2. Discontinue the use; or
3. Move the use to an approved parcel; or
4. If you believe one or more of the conditions cannot be achieved you must obtain an alteration to the current land use decision to allow the uses occurring on the site. We encourage you to reach out to Planning and Zoning by phone at 503-742-4500 or by email at [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us) to determine whether other options exist.
  - a. If you pause the use that is in violation of the condition of approval mentioned above, 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 and comply with 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.

OR;

Complete the conditions of approval as listed below. The following is a list of conditions that staff have identified as being in violation or can be in violation as of the time of writing this notice of violation. This does not serve as approval of those conditions not listed. Staff tried to do an exhaustive review of all conditions but were only able to address those issues raised in this letter. Staff encourage you to ensure all conditions have been met.

Condition #1 States: Approval of this land use permit is based on the submitted written narrative and plan(s) filed with the County on March 28, 2023, and additional materials received on April 20, and May 10, 2023, without the previously proposed dressing building. No work shall occur under this permit other than which is specified within these documents, unless others are required or specified in the conditions below. It shall be the responsibility of the property owner(s) to comply with this document(s) and the limitation of any approval resulting from the decision described herein.

***RESPONSE: This condition discusses the implementation of documents that are related to other conditions listed below therefore I have included this condition to be implemented, understanding the documents they refer to when pointing to this approval documents submitted as written narrative and plans.***

Condition #3 States: Within six months from the effective date of this Final Order the applicants shall modify the existing outdoor lighting on the site so that it does not shine onto adjacent properties, upwards or rights-of-way.

***RESPONSE: Code Enforcement will need to obtain written sign off from Planning and Zoning showing this condition has been met prior to any further events taking place.***

Condition #4 States: Within six months from the effective date of this Final Order the applicants shall obtain a building permit to convert the existing ag-exempt barn to a facility that is subject to public use and access for the proposed events or cease use of the barn for events and prohibit public access to the existing barn.

***RESPONSE: Events are occurring on site therefore the conditions must be met prior to any further activities occurring in the barn. I would note further details are provided at the end of this report in the discussion with regards to the Building Codes violation section. Please complete all requirements of the section listed in this section (Building Codes Violation portion below) as detailed prior to further events occurring in the barn and other unpermitted buildings.***

Condition # 5 States: All signs shall comply with ZDO Section 1010.02, 1010.07, and 806.02(M). One temporary sign shall be allowed in addition to signs permitted pursuant to Section 1010. The temporary sign shall not exceed eight square feet in area; shall be placed on private property on the day of the event; shall be removed no more than 24 hours after the event; and shall be physically attached to the premises in a manner which both prevents the sign from being moved or blown from its location, and allows the prompt removal of the sign. The applicants shall obtain a sign permit for the existing permanent sign or remove this sign.

***RESPONSE: No permit has been applied for, and it appears that the sign has been out on days and hours that activities are not occurring. The respondent shall comply with this condition of approval and obtain the appropriate permits prior to any further usage of the signage. Once permits are obtained signage shall comply with the posting standards established by the conditions.***

Condition #6 States: Use of on-site sewage disposal facilities, if proposed, shall be subject to approval by Septic & Onsite Wastewater System Programs.

AND

Condition #13 States: Restroom facilities shall be regulated as follows (ZDO 806.02(L)):

- a. Portable restroom facilities shall include hand-sanitizing or hand-washing facilities.
- b. Portable restroom facilities shall be subject to the standards of the service provider and the County Septic and Onsite Wastewater System Programs.
- c. Portable restroom facilities shall be screened from adjacent properties and rights-of-way by sight-obscuring fences or plantings (existing can satisfy) and
- d. Shall be located a minimum of 50 feet from all lot lines.

**RESPONSE:** *These two conditions talk about restrooms, so they are grouped together. There are some building permits currently in review some of which contain bathrooms. However, there does not appear to be adequate number of restrooms to address the number of attendees approved. Adequate restrooms must be provided to address events. Please provide documentation (even an email will suffice) from Septic and Wastewater that sufficient restrooms exist.*

Condition #11 States: Temporary tents may be allowed, though the events shall be operated substantially in the operator's dwelling or other buildings normally associated with uses permitted in the AG/F District. Temporary tents may be placed on the site no more than 24 hours before the event and must be removed no more than 24 hours after the event (ZDO 806.02(D)).

**RESPONSE:** *Temporary tents are allowed as secondary coverage not as the primary building options for the events, which brings back the issue of the barn being used without permits being completed. Please see the discussion regarding the barn being converted.*

Condition #12 States: Noise shall be regulated as follows (ZDO 806.02(J)):  
From 7:00 a.m. until 10:00 p.m. on Friday and Saturday and until 9:00 p.m. on all other days of the week, the average peak sound pressure level of the noise shall not exceed the greater of 60 dB(A) or the ambient noise level when measured off the site. During all other hours, the average peak sound pressure level of the noise shall not exceed the greater of 50 dB(A) or the ambient noise level when measured off the site.

- a. Noise generated by vehicles entering or exiting the site, but not by idling vehicles, shall be exempt from Subsection 806.03(J)(1)
- b. Subsection 806.02(J)(1) shall not apply to noise detectable on public rights-of-way and railroad rights-of-way.

**RESPONSE:** *Clackamas County Sheriff's Department enforces the noise ordinance. However, confirmed violations may be reported as violations as the condition of approval to Code Enforcement. The County has received numerous noise complaints to date. You must comply with the noise regulations as established in the conditions of approval.*

Condition #14 States: On non-event days, the use shall not take an outward appearance nor manifest any characteristics of a business or operation of a service commercial nature, except for those characteristics normally associated with or allowed for use identified as "allowed" by Table 407-1, Permitted Uses in the AG/F District (806.02(O)).

**RESPONSE:** *This is an ongoing condition, however, as we have already discussed in this report the current issue with regards to where this condition would be violated is the sign code violation where the sign is not being removed on days events are not occurring. The sign shall meet the requirements as previously stated.*

Condition #23 States: Within six months from the effective date of this Final Order, the applicants shall submit a plan to the Planning and Zoning Division showing satisfaction of requirements from Section 1021 of the Zoning and Development Ordinance regarding trash/recycling, or a plan suitable to meet the standard residential pick-up service provided by the trash hauler. Detailed information, including ZDO 1021, is available on the county web site [www.clackamas.us](http://www.clackamas.us) under "Garbage & Recycling."

***RESPONSE: The owner shall submit the appropriate plans for trash and recycling to Planning and Zoning. Planning and Zoning will need to provide code enforcement some sort of approval through signed plans or a simple email stating the plans are adequate and have been met prior to events occurring on site.***

Condition #24 States: A minimum of 55 parking spaces are required (50 for guests, 5 for employees), and must meet the parking area design standards of ZDO Section 1015.02 (ZDO 1015, Table 1015-1). Parking spaces on the site shall not be rented, leased, or assigned, or used for storage for conducting business activities.

***RESPONSE: The owner shall submit the appropriate plans to Planning and Zoning for parking spaces. A copy of the approved plans by Planning and Zoning will need to be provided to Code Enforcement to show this condition has been satisfied prior to any further events occurring.***

***The remaining conditions are all related to the Clackamas County Department of Transportation and Clackamas County Engineering Division, and all are currently under review with a recent permit application. The permits will need to be reviewed and approved, and all conditions will need to be met and approved by the Department of Transportation and Engineering Division prior to events being held.***

Condition #17 States: All frontage improvements in, or adjacent to Clackamas County right-of-way, and all on-site access improvements, shall be constructed in compliance with the Clackamas County Roadway Standards.

Condition #18 States: The applicants shall obtain a Development Permit from Clackamas County Department of Transportation and Development prior to the initiation of any construction activities associated with the project. The required access and parking improvements shall be completed within six months from the effective date of this Final Order.

Conditions #19 States: The driveway approach serving the event site on S. Beaver Creek Road shall be paved to a minimum width of 20 feet and length of 20 feet, per Standard Drawing D500.

Condition #20 States: Minimum intersection sight distance of 555 feet to the southwest, and 610 feet to the northeast shall be provided at the proposed driveways serving the event site on S. Beaver Creek Road. Intersection sight distance shall be measured 14.5 feet back from the edge of pavement at a height of 3.5 feet to an object height of 3.5 feet in the center of the oncoming travel lane.

Condition #21 States: The applicants shall provide adequate on-site circulation for the parking and maneuvering of all vehicles anticipated to use site, as follows:

- a. Parking spaces and drive aisles shall meet that standards of ZDO Section 1015 and Roadway Standards Drawings P100/P200. Each parking space will be required to meet minimum width and length of 8.5 feet by 16 feet, with a 24-foot drive isle width.
- b. The main access road providing access the event facility site shall be surfaced with screened gravel or better and no less than 20 feet in width. Roads and parking areas shall be constructed per Standard Drawing R100.
- c. Parking spaces shall be adequately delineated. For paved surfaces, parking spaces shall be striped. For a gravel surface, wheel stops or a similar physical features shall be provided to delineate each gravel parking space.
- d. The applicants shall provide a dimensioned site plan indicating each parking space and drive aisles.
- e. Handicapped (ADA) parking spaces and adjacent accessible areas shall be paved with asphalt concrete or an equivalent approved by Clackamas County Engineering staff, as required by the Building Department.
- f. Drainage facilities shall be designed and constructed in conformance with Clackamas County concrete or an equivalent approved by Clackamas County Engineering staff, as required by the Building Department.
- g. Drainage facilities shall be designed and constructed in conformance with Clackamas County Roadway Standards Chapter 4, providing water quality treatment and conveyance to a suitable outfall.

Condition #22 States: Prior to the issuance of a building permit and/or site development and within six months form the effective date of this Final order, the applicants shall submit to Clackamas County Engineering Office:

- a. Written approval from the Clackamas Fire District #1 for the planned access, circulation, fire lanes and water source supply. The approval shall be in the form of site and utility plans stamped and signed by the Fire Marshal.
- b. Written approval from the Clackamas County Engineering for surface water management facilities and erosion control measures.
- c. A set of street and site improvement construction plans, in conformance with Clackamas County Roadway Standards Section 140, to Clackamas County's Engineering Office and obtain written approval, in the form of a Development Permit.
  - i. The permit will be for driveways, drainage, parking and maneuvering areas, and other site improvements.

- ii. The minimum fee deposit is required upon submission of plans for the Development Permit. The fee will be calculated based on 8.83% of the public improvements and 5% of the onsite transportation improvements, according to the current fee schedule.
- iii. The applicants shall have an Engineer, registered in the State of Oregon, design and stamp construction plans for all required improvements or provide alternative plans acceptable to the Engineering Division.

**USE OF AN AGRICULTURALLY EXEMPT BUILDING FOR COMMERCIAL PURPOSES WITHOUT A CHANGE OF USE / BUILDING PERMITS**

There is continued use of the agricultural building for commercial purposes. The use has not obtained land use approval as of the time of this letter and is currently going through appeals. For the use currently taking place, building and electrical permits will be required. It also appears plumbing and electrical permits may be required if plumbing and electrical work have taken place in the structure.

1. Use of the building, other than for those purposes which are agriculturally exempt was originally approved should no longer occur until such conditions of approval have been implemented, building permit approval, and all inspections have been completed. I encourage you to reach out to the Building Codes Division (permitting) at 503-742-4240 or by email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us)
2. If additional permitting is required please submit, or have your professional submit, building permit application(s), appropriate fee(s) and all construction documents of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of the Building Code and relevant laws. We encourage you to reach out to the Building Codes Division at the contact information stated above. Also please complete the following for the existing issued permits.
  - a. Respond to requests for clarification or additional information from permitting staff within 15 days of receiving such a request.
  - b. Fees must be paid in full within 10 days of being notified by the Building Codes Division.
  - c. 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).
  - d. We encourage you to reach out to the Building Codes Division to explore other options to comply with or check to see if other options exist that may or may not be listed in this letter at the contact information listed above.

Permits are accepted online only. For more information on this process please refer to the County's website at <https://www.clackamas.us/building> If you have questions concerning permit requirements, the online submittal process, or the land use process.

If you have questions concerning permit requirements, the online submittal process, or the land use process, please contact the department listed below at the phone number or email listed, or stop by the offices located at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. The offices are closed on Fridays.

A handwritten signature in black ink that reads "Shane Potter". The signature is written in a cursive style with a large, looping initial "S".

Shane Potter  
Code Enforcement Specialist  
Clackamas County Code Enforcement  
Phone: 503-742-4465  
[spotter@clackamas.us](mailto:spotter@clackamas.us)

## 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 at [codeenforcement@clackamas.us](mailto: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 the 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.

**From:** [Laura Van Tyne](#)  
**To:** [Potter, Shane](#)  
**Subject:** 12.19.25 Sage and Social Event  
**Date:** Friday, December 19, 2025 8:22:27 PM  
**Attachments:** [12.19.25 Sage and Socail.HEIC](#)

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

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Hi Shane,

Another event tonight.

Laura



**From:** [Laura Van Tyne](#)  
**To:** [Potter, Shane](#)  
**Subject:** 12.20.25 Sage and Social  
**Date:** Saturday, December 20, 2025 7:42:45 PM

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

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Hi Shane,

Another event tonight. I can't take pics of their parking lot because our property is flooded over there.

Is the letter you sent to them a public record? If so, do I request it through zoning?

Thanks,

Laura

**From:** [Laura Van Tyne](#)  
**To:** [Potter, Shane](#)  
**Subject:** 12.31.25 Sage and Social  
**Date:** Wednesday, December 31, 2025 9:11:49 PM  
**Attachments:** [12.31.25 Sage and Social.HEIC](#)

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

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Hi Shane,  
They are having another event tonight! Unbelievable.

Laura

PS I guess this is the last one for this year.



**From:** [Laura Van Tyne](#)  
**To:** [Potter, Shane](#)  
**Subject:** 1.1.26 Sage and Social  
**Date:** Friday, January 2, 2026 9:02:52 AM  
**Attachments:** [1.1.26 Sage and Social.HEIC](#)

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

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Hi Shane,

I am not sure what they were doing yesterday. I heard people earlier in the day, then the lights went on at dark for a bit. It was like they turned off the driveway lights and turned them on when ppl left? IDK. But it appears the event was done before 8 pm last night.

Laura



**From:** [Laura Van Tyne](#)  
**To:** [Potter, Shane](#)  
**Subject:** Another event today  
**Date:** Friday, January 2, 2026 3:59:48 PM

---

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

I just went outside to empty trash and heard, "Ok, the mother of the bride enters on this side".

They have no intention of stopping or complying. Photos to come later tonight.

Laura



**From:** [Laura Van Tyne](#)  
**To:** [Potter, Shane](#)  
**Subject:** Sage and Social Signs  
**Date:** Tuesday, January 6, 2026 1:53:51 PM  
**Attachments:** [1.3.26 Sign 3 of 3.HEIC](#)  
[1.3.26 Sign 2 of 3.HEIC](#)  
[1.3.26 Sign 1 of 3.HEIC](#)

---

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

---



Hi Shane,

These signs have been up for nearly two years. S and S put them at the start of our driveways to keep their guests off our property. It really doesn't work.

Also, when not hosting events, the main sign remains visible.

I am enclosing three photos.

Laura







**From:** [Laura Van Tyne](#)  
**To:** [Potter, Shane](#)  
**Subject:** 1.9.26 Sage and social  
**Date:** Saturday, January 10, 2026 8:03:21 PM  
**Attachments:** [1.09.26 Sage and Social.HEIC](#)

---

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

---



Hi Shane,

I was leaving and snapped this picture from my driveway. As I went past their place, the gate was open, and the sign was hung up. I was driving and couldn't take a pic safely.

Laura



**From:** [Laura Van Tyne](#)  
**To:** [Potter, Shane](#)  
**Subject:** 1.10.26 Sage and Social LOUD  
**Date:** Saturday, January 10, 2026 8:18:48 PM  
**Attachments:** [1.10.26 decibel reading Sage and Socail.png](#)  
[1.10.26 Sage and Social.HEIC](#)

---

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

---



Hi Shane,

This is ridiculous tonight. There's a lot of yelling and cheering, and it is continuous. I enclosed a decibel screenshot. The highest reading is 79 at this moment. And this is from my house.

Laura







Citation No. 2500046 - 1

Case No. V0004625

# ADMINISTRATIVE CITATION

Date Issued: January 20, 2026

**Name and Address of Person(s) Cited:**

Name: Philip Jacob & Staci Dalton  
Mailing Address: 29335 S Beaver Creek Rd.  
City, State, Zip: Mulino, OR 97042

Date Violation(s) Confirmed: On the 14<sup>th</sup> day of January 2026 the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 29335 S Beaver Creek Rd., Beaver Creek Rd, Mulino, OR 97042

Legal Description: T4S, R3E Section 31, Tax Lot 00608

**Law(s) Violated:**

- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040(A, B, C, D, & E)
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.407.040
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section 12.1307.15
- Other law: Land Use Decision Z0123-23

**Description of the violation(s):**

- 1) Continued use of an agriculturally exempt barn for commercial purposes (events) without permits and inspections, including a final inspection, for such commercial uses.

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

- 2) Failure to comply with Conditions of approval as stated in the Notice of Violation dated December 15, 2025

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 \$925.00. 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: Shane Potter  
Telephone No.: 503-742-4465

Date: January 20, 2026  
Department Initiating Enforcement Action: Code Enforcement

V0004625 – 29335 S Beaver Creek Rd.

# PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement 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 Beaver Creek 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](mailto: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: \_\_\_\_\_

**From:** [Sage and Social](#)  
**To:** [Potter, Shane](#); [DTD-CodeEnforcement](#)  
**Subject:** Request for a hearing  
**Date:** Tuesday, February 3, 2026 11:23:02 AM

---

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

---



To whom this may concern,

I am writing a request for a hearing to contest the violations alleged by Shane Potter on January 20th 2026.

**Names:**

Devyn Petersen  
Staci Dalton

**Address:**

29335 S. Beavercreek Rd.  
Mulino, Or. 97042

**Citation Number:**

2500046-1

**Case Number:**

V0004625

**Relief Requesting:**

We have not hosted “several events” since the December violation. Please confirm the specific dates on which these alleged “several events” are reported to have occurred. Additionally, could you clarify who within the county is verifying that these events took place? How is an "online record" proving the event happened that day and what online record is there?

We are concerned that this information may be based solely on reports from a neighbor—along with her associate from California—who have previously expressed opposition to our venue’s operation, rather than on direct observation or official documentation from the county, which we have yet to receive.

Thank you for your time.

--  
Devyn Petersen + Staci Dalton  
Designer + Owners  
Sage and Social  
Mulino, OR.

(D) 503.560.4876 / (S) 503.501.9882



## WELCOME

Sage and Social is a modern farmhouse venue located in Mulino, Oregon. We renovated our 3,000 sqft barn into a dreamy venue and creative space! The barn, which is climate controlled for events year-round, doubles as a ceremony site/and or a reception space. It's nestled among other scenic scapes on the property, including wooded backdrops, manicured lawns and patios, firepits and plenty more spaces for capturing Instagram-worthy photos. Get to know our on-site designer, who specializes in creating custom design and decor packages for all events.

We're a mother-daughter duo, who with the help of our husbands, are chasing big dreams and loving it every step of the way! What started as a small, creative idea blossomed into the search for the perfect event venue.

While the idea came to us easily, finding our perfect property proved to be a little more challenging. After a few years, and countless property walkthroughs, we finally found "The One." It has taken us almost a year to build our vision, but in touring our property, you'll see that every light fixture, color, pattern, layout, plant—you name it—has been meticulously designed by our



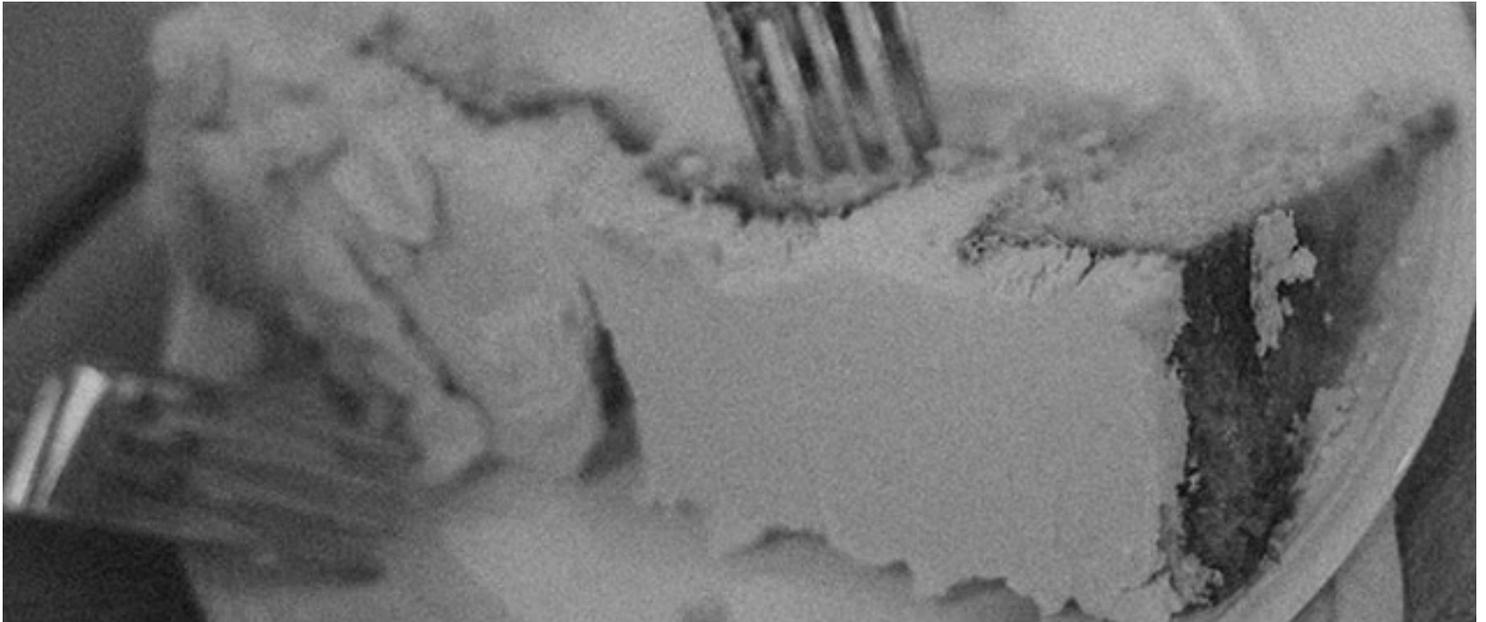
family. We take immense pride in creating this dream (for you and us) from the ground up, and we're committed to continually evolving and enhancing the amenities we provide!

We can't wait to meet you!

## CONTACT US



SAGE+SOCIAL  
DEVYN PETERSEN and STACI DALTON  
29555 S. BEAVERCREEK RD.  
MULINO, OR. 97042  
P: 505 560 4876  
E: SAGEANDSOCIAL.VENUE@GMAIL.COM



# 2026-2027 AMENITIES

**CONTROLLED BARN:**

- Modern Farmhouse Barn
- Black and White Shiplap
- Dimmable Lights
- 10' Bi-fold Doors
- 6' Bi-fold Window
- 10' x 10' Rollup Doors
- 10' Ceiling Fans
- built bar on wheels
- Black Ceremony Chairs
- Black Reception Chairs
- Custom Wood Tables
- Custom Wood Tables
- Tall Bistro Tables
- Short Bistro Tables
- WiFi Connection

**GETTING READY:**

- 5 Luxury Trailer Restrooms
- \*One ADA\*
- 2 areas for couples to get ready

**PARKING:**

- Concrete ADA Parking Spots
- Gravel Parking Lot (71 Spaces)
- 8' Concrete Path To Venue
- Overflow Parking

**VENUE GROUNDS**

**+ EXTERIOR:**

- 20 Acres For Photos
- Multiple grass turf areas
- Landscaped grounds
- Tree Swing In Field
- Two Propane firepits
- String lights throughout
- 20' x 60' Covered Patio
- 40' x 60' Large Back Patio
- Four Tall Propane Heaters
- Three Outdoor Ceremony Spaces
- 5 Food/Beverage Truck Hookup Stations

**MISCELLANEOUS INFORMATION**

- ADA Accessible
- Open Vendor Policy
- \*With the exception of bartender
- Coordinators-You must choose these from our vendor list-We promise, they are the best!
- Insta Worthy Photo Area
- Two 10' x 20' Black Pop-up
- Fridge and freezer space
- Unlimited Scheduled Site Visits
- Designer, Stylist and Event Rental (Additional Fee)
- Venue Coordinator On-Site For 12 Hours

SAGE + SOCIAL  
 DEVYN PETERSEN and STACI DALTON  
 29555 S. BEAVERCREEK RD.  
 MULINO, OR. 97042



# 2026 - 2027 PRICING

## APRIL - OCTOBER WEDDINGS:

# OF PEOPLE	MON - THURS	FRI + SUN	SAT + HOLIDAYS
1-150	No Weddings	\$7,200	\$8,200
Extra Hours	No Weddings	\$510	\$600

Micro Weddings - 50 people or less 40% off above prices

## NOVEMBER - MARCH WEDDINGS:

# OF PEOPLE	MON - THURS	FRI + SUN	SAT + HOLIDAYS
1-150	No Weddings	\$5,400	\$6,400
Extra Hours	No Weddings	\$375	\$450

Micro Weddings - 50 people or less 40% off above prices

## WEDDINGS - KEEP IN MIND:

-Pricing is for a 12 hour period

-Pricing includes all amenities and cleaning

-Setup and pick up needs to be done in this 12 hour period (unless you add on additional hours)

-Available hours 9:00am-11:00pm \*We recommend 10:00-10:00 or 11:00-11:00

- Quiet time by 10:00pm Fri + Sat and 9:00pm Sun
- Everyone out by 11:00pm
- Prices subject to change as we add amenities \*Once you book your price is locked in\*

PLEASE EMAIL US FOR MORE INFORMATION.

## 2026 MICRO - ISH WEDDING PROMO :

	# OF PEOPLE	MON - THURS	FRI + SUN	SAT + HOLIDAYS
April - Oct.	1-60	No Weddings	\$5,200	\$6,200
Nov. - March	1-60	No Weddings	\$3,400	\$4,400

PLEASE EMAIL US FOR MORE INFORMATION.

## PRIVATE EVENTS :

	# OF PEOPLE	MON - THURS	FRI, SAT + SUN
	1-100	No Events	\$900
	Extra Hours	No Events	\$150

- Pricing is for a 6 hour period
- You can add on additional hours
- Available Hours: 9:00am - 9:00pm
- Tables and chairs included for up to 100
- Setup and cleanup needs to be completed during the rental period
- Weddings are our primary focus. We are happy to offer private event bookings up to four months prior to the event date, based on availability.

PLEASE EMAIL US FOR MORE INFORMATION.

**SAGE + SOCIAL**  
**DEVYN PETERSEN and STACI DALTON**  
**29555 S. BEAVERCREEK RD.**  
**MULINO, OR. 97042**  
**P: 505 560 4876**  
**E: SAGEANDSOCIAL.VENUE@GMAIL.COM**

Oregon / Portland / Mulino



Hired?



View all

### Sage and Social

★★★★★ 5.0 Fantastic · [1 review](#) 📍 [Mulino, OR](#)

🍽️ \$5,400 starting price

👥 Up to 150 guests

#### About

Congratulations on your engagement! For those looking to celebrate their love and commitment against a countryside backdrop, Sage and Social in Mulino, Oregon is ideal. The owners dedicate themselves to curating a one-of-a-kind occasion that is tailored to your vision. The property is run by a mother-and-daughter duo who are helped by their Husbands. Devyn and Staci began the business as a creative idea and after a few years of searching, they found the perfect property. Each detail of the property has been carefully and lovingly considered. Be it a small gathering or a large celebration, this venue can be adapted to bring your dream wedding to life. In addition, get to know their on-site designer, who specializes in creating custom design/decor packages that will bring your wedding to the next level.

#### Facilities and Capacity

Sage and Social is a modern farmhouse venue. Opening in June 2023, the property will also offer a renovated 3,000-square-foot barn. Climate-controlled

#### [Read more](#)

Woman-owned



#### Venues you may like

See other venues that are popular with couples right now



#### The Water Oasis

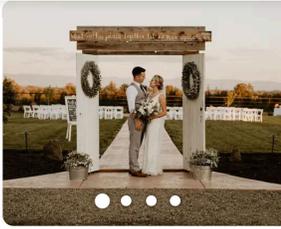
★ 4.8 (57) · Newberg, OR

\$3,500 starting price

👥 Up to 300

🏆 Award winner

Request pricing



### The Barn at Countryside

★ 4.7 (19) · Aurora, OR

\$7,000 starting price

👥 Up to 400

🏆 Award winner



### Springwater Lakes Estate

★ 5.0 (16) · Oregon City, OR

\$4,300 starting price

👥 Up to 150

🏆 Award winner



### Mt Hood Center

4.6 (13) · Boring, OR

\$4,000 starting price

🏆 Award winner



### Brightwater Weddings & Events

5.0 (3) · Oregon City, OR

\$7,000

Up to 300

## Frequently asked questions

Do you have a site fee for wedding receptions at your venue?

Yes

What is the starting site fee for wedding receptions during peak season?

6,000

What is the starting site fee for wedding receptions during off-peak season?

4,500

Do you have a site fee for wedding ceremonies at your venue?

Yes

[Read more FAQ](#)

## Reviews of Sage and Social

★ 5.0 Fantastic · 1 Review

RECOMMENDED BY 100% OF COUPLES



**Marco**

Sent on 11/22/2025

**5.0**

**Breath taking venue**

Beautiful place to have a wedding. Several ceremony options. Place is new and with rustic look. Plenty of parking space. As a dj I have done a few weddings here. The staff is rad to work with.

[Read more](#)

We're all about trust. Our community relies on honest reviews to help you make those big decisions with ease.

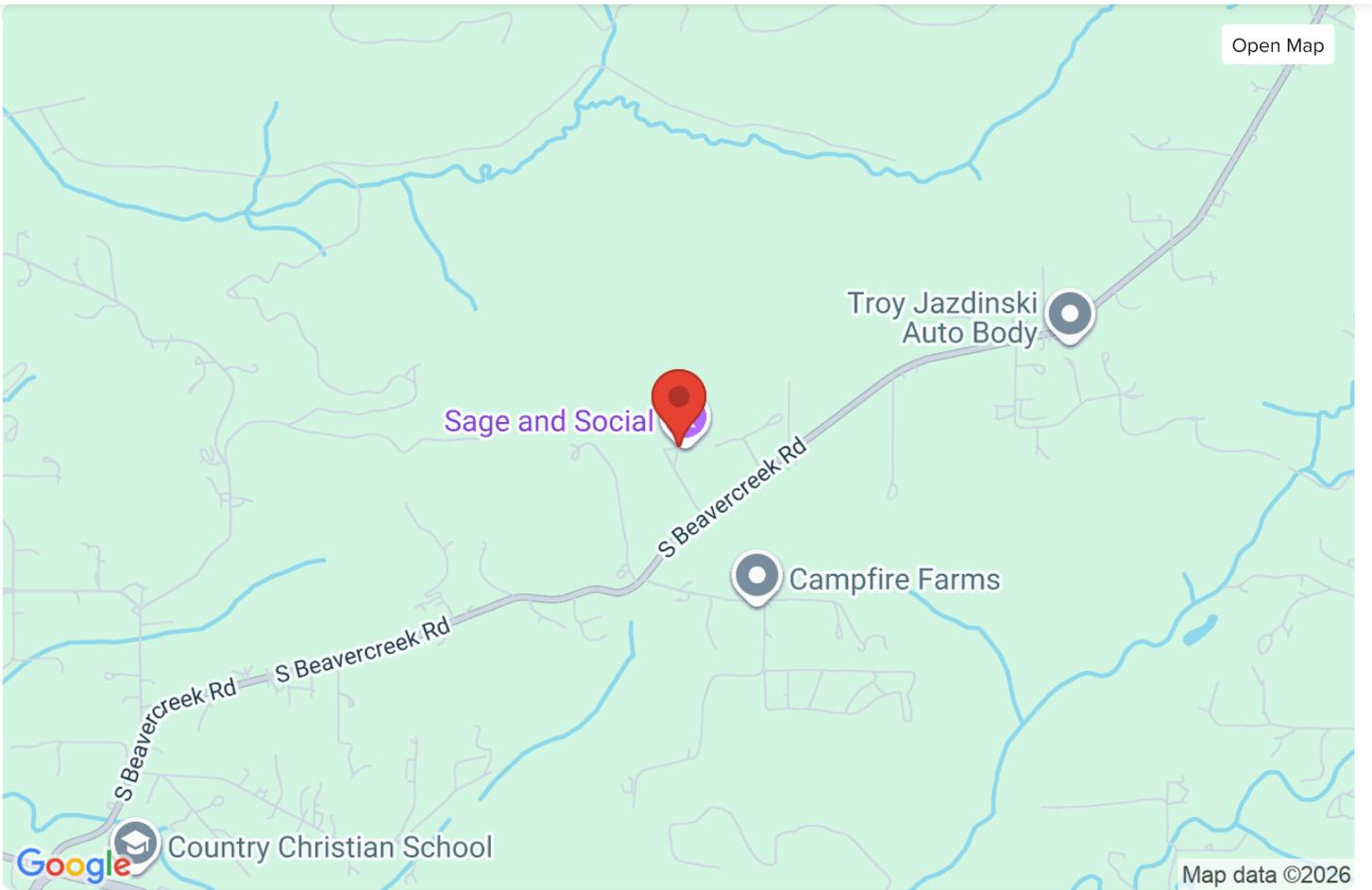


**Explore other wedding venues in your area**

Find your ideal space among popular ones and Couples' Choice Award winners.

[See venues](#)

Map



Open Map

29335 S beaver creek rd Mulino, OR, 97042  
5035604876

[Wedding Venues Portland](#) [Barns & Farms Portland](#) [Wedding Venues Mulino](#) [Barns & Farms Mulino](#)

### Sage and Social frequently asked questions

- What items and services are included in the starting site fee at Sage and Social?
- What are the most important characteristics of Sage and Social in terms of venue type, style and location?
- What kind of indoor/outdoor options are available at Sage and Social for wedding events?
- What kind of wedding events does Sage and Social offer?
- What services does Sage and Social offer for wedding events?
- What furniture and decorations does Sage and Social have available for wedding events?
- What percentage of users recommend Sage and Social and what are the most valued aspects of their wedding services?

[View next Barn & Farm Weddings](#)

## Other vendors in Portland for your wedding

### Wedding Venues

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### More

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### Going to a wedding?

[Find a couple's wedding website](#)

### Are you a vendor?

[Learn about WeddingWire for Business](#) · [Visit vendor support](#)

### Get the WeddingWire app



### Follow us on



### Choose a country





# Sage & Social

29335 S Beaver Creek Rd, Mulino, OR based Venue

No reviews yet. [Write a review](#)

## Raw space venue

The venue will provide just the space. You'll bring in your own caterer and vendors.

## Full wedding (ceremony and reception) pricing

Starting at \$5,500 for off-peak dates, and \$6,800 for peak dates

## Packages

Prices start at \$3,240

[View 2 packages](#) →

## Guest capacity

Up to 150 seated guests

---

## About this venue

Here's a refined version of your text, trimmed to under 650 characters: Sage and Social is a modern farmhouse venue in Mulino, Oregon, surrounded by scenic woods, manicured lawns, patios, and photo-worthy spots. We're a mother-daughter duo—alongside our husbands—chasing a dream that began as a small idea and grew into the search for the perfect venue. After years of searching, we found “The One” and spent nearly a year bringing it to life. Every detail, from layout to lighting, was designed by our family. We also offer custom design packages through our on-site designer to make every event uniquely yours.

### Seated guest capacity

150

### Venue type

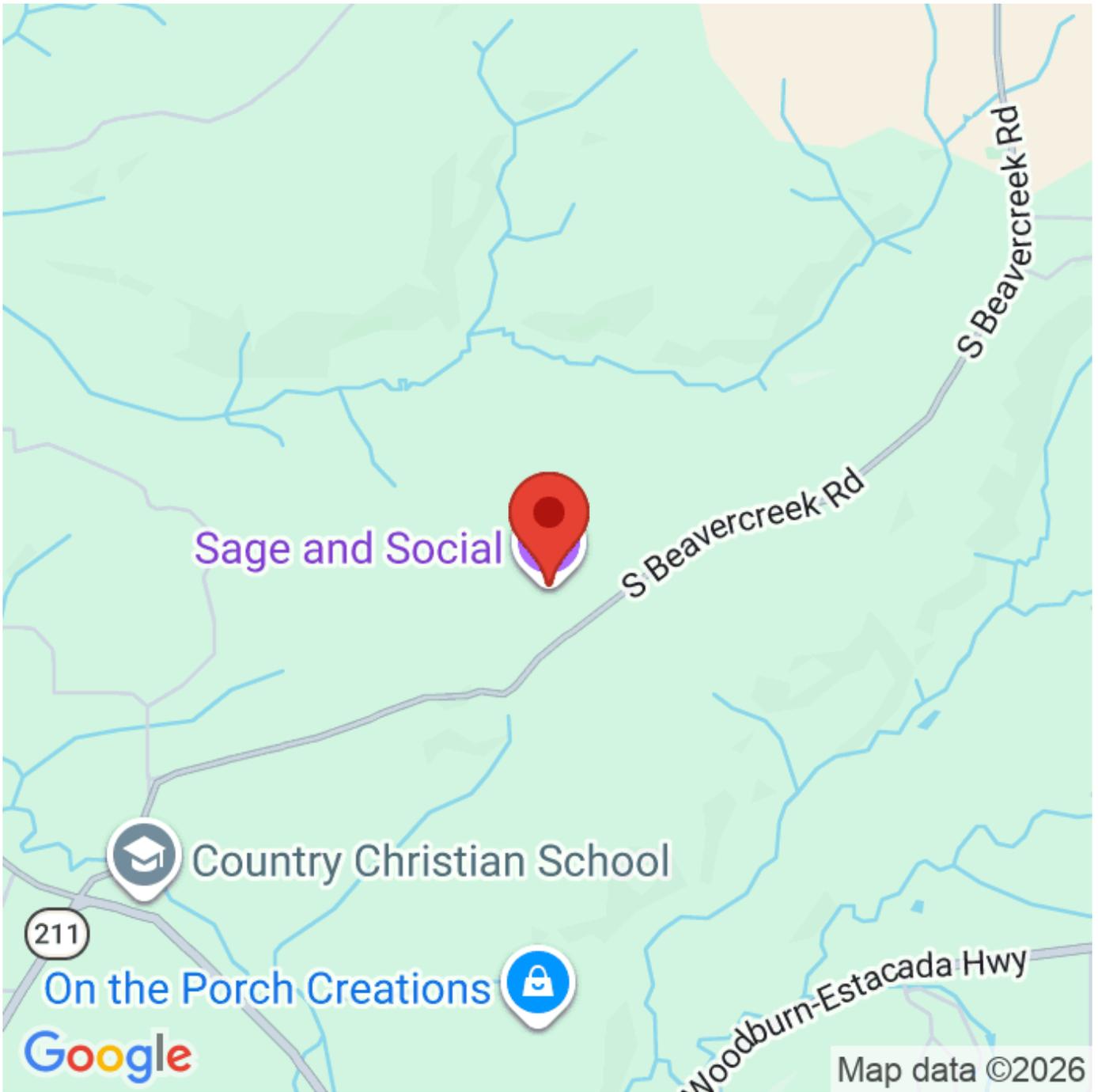
Farms, Barns, Ranches

### Venue setting

Covered Outdoor

Indoor

Outdoor



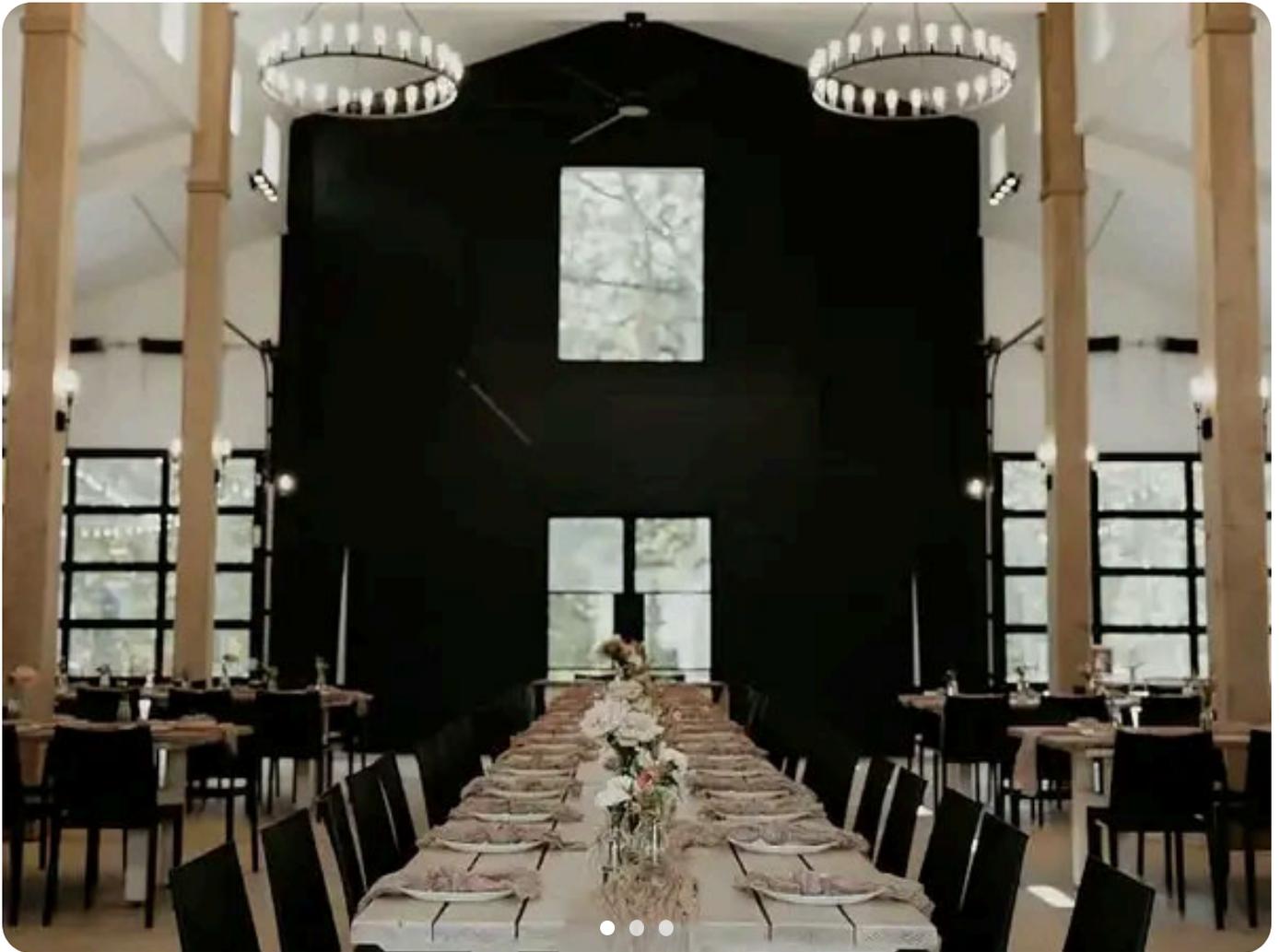
29335 S Beaver Creek Rd, Mulino, OR 97042

---

## Our event spaces

---

^ Sage and Social



**Where modern farmhouse charm meets thoughtfully designed spaces—crafted for unforgettable moments and picture-perfect memories.**

Step into a stunning, climate-controlled modern farmhouse barn featuring timeless white and black shiplap, dimmable lighting, and expansive bifold and roll-up doors that blend indoor charm with outdoor beauty. The space opens to beautifully landscaped grounds with manicured turf areas, string lights, and cozy propane firepits. A large covered patio and expansive back patio offer versatile gathering spots, while multiple ceremony sites, a whimsical tree swing, and 20 acres of picturesque scenery provide endless photo opportunities.

**Square footage**

4,200

**Ideal for**

Wedding ceremony, Wedding reception, Welcome party, Cocktail hour

**Guests often feel this space is**

“Warm and cozy”

**Included in this room:**

- (3) Food/Beverage Truck Hookup Stations - (3) Luxury Trailer Restrooms - Custom-built bar on wheels - Black Ceremony Chairs - Separate Black Reception Chairs - (20) 8' Custom Wood Tables - (3) 6' Custom Wood Tables

- (6) Tall Bistro Tables - (2) Short Bistro Tables - (2) 10' x 20' Black Pop-up Tents - Fridge and freezer space - Unlimited Scheduled Site Visits - On-Site Venue Coordinator

## Sage & Social packages

### April - October Weddings 2025

30-150 guests

Peak pricing \$4,680-7,800

Off-peak pricing \$4,080-6,800

#### Description

Our venue accommodates up to 150 guests, with full-day rates varying by day. Weddings are not available Monday through Thursday, but events on Fridays and Sundays ar...

[See more →](#)

### November - March Weddi

30-150 guests

Peak pricing \$3,840-6,400

Off-peak pricing \$3,240-5,400

#### Description

Our venue accommodates up to 150 gue are not available Monday through Thursc Fridays and Sundays are priced at \$5,400

[Get a custom quote](#)

## Reviews

Worked with this vendor? [Write a review](#)

## Availability calendar

February 2027							March 2027						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6		1	2	3	4	5	6
7	8	9	10	11	12	13	7	8	9	10	11	12	13
14	15	16	17	18	19	20	14	15	16	17	18	19	20



# Sage and Social- Event Venue and Creative Space

402 followers • 54 following

Posts

About

Reels

Photos



## Intro

A modern farmhouse venue located in Mulino, Oregon.

 Page · Wedding Venue

 29335 S. Beaver creek Rd. , Mulino, OR, United States, Oregon

Log in or sign up for Facebook to connect with friends, famil...

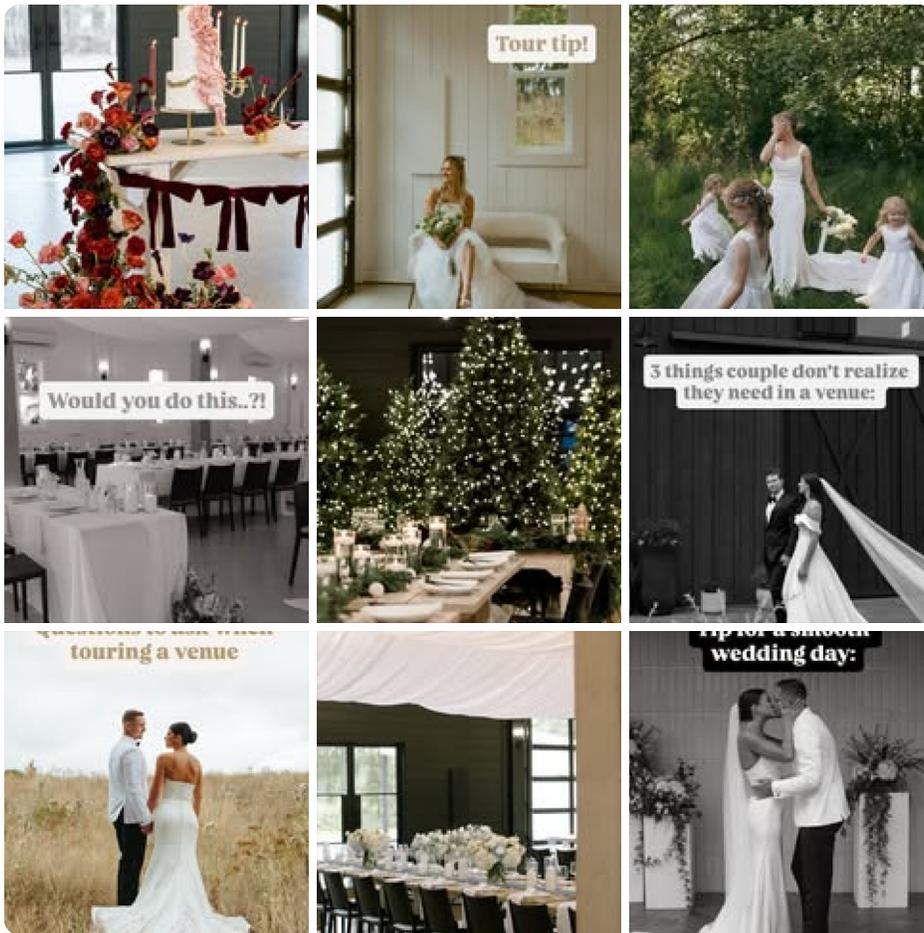
Log In

or

Create new account

Photos

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Sage and Social- Event Venue and Creative Space is at Sage and Social- Event Venue and Creative Space.

February 14 at 8:30 AM · Mulino, OR · 🌐

It's officially the season of "YES!" 💍❤️ If a ring is headed your way today, we can't wait to show you where your forever begins!! Happy Valentine's Day to all of our p... See more

Log in or sign up for Facebook to connect with friends, famil...

Log In

or

Create new account



  10

1 

Like

Comment



Sage and Social- Event Venue and Creative Space is at Sage and Social- Event Venue and Creative Space.

**Log in or sign up for Facebook to connect with friends, famil...**

Log In

or

Create new account



  8

3 

 Like

 Comment



Sage and Social- Event Venue and Creative Space

January 31 at 1:47 PM · 

**Log in or sign up for Facebook to connect with friends, famil...**

Log In

or

Create new account



+16



Cache Liquidation  
January 31 at 8:40 AM · 🌐

❤️❤️❤️ Share the LOVE fundraiser has begun!!! This amazing 3 weeks of raising money for people in our community! ❤️❤️  
BIG ... See more

❤️ 1

Like

Comment



Sage and Social- Event Venue and Creative Space is with Staci Chisum Dalton.  
January 27 · 🌐



Sage and Social- Event Venue and Creative Space  
· Jan 25 ·

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Log In

or

Create new account



## Sage and Social- Event Venue and Creative Space

November 25, 2025 · 🌐

After a lot of thought and planning, we're excited to share that we are now booking private events! We're opening our doors during our off-season, November through March, for intimate and meaningful celebrations of all kinds. From birthday parties and baby showers to bridal showers, anniversaries, holiday gatherings, and corporate events—we'd love to host your next celebration! Pricing is available on our website. Please send us an email for more details!

[#privateevents](#) [#babyshower](#) [#birthday](#) [#bridalahower](#) [#corporate](#)  
[#anniversary](#) [#venue](#) [#oregon](#) [#pnw](#)

NOW BOOKING

NOW BOOKING  
PRIVATE EVENTS!

OFF SEASON  
ONLY. NOV-MARCH.

SEE DETAILS  
BELOW.





MOLALLA CHAMBER OF COMMERCE

YOU ARE CORDIALLY INVITED:

2025

ANNUAL AUCTION BANQUET

*Homecoming Gala*

SATURDAY

5:00 PM

JANUARY 31

SAGE & SOCIAL  
19105 S BEAVERCREEK RD  
MULINO, OR 97048

DINNER & LIVE MUSIC  
CHAMBER AWARDS  
LIVE, SILENT & DESSERT AUCTIONS  
WINE PULL RING TOSS  
HOMECOMING KING & QUEEN ELECTION & CROWNING  
(LET'S SEE YOUR BEST HOMECOMING OUTFIT)  
TRIVIA GAME - PHOTO BOOTH

RSVP: 503-829-6941  
macc97038@gmail.com

TICKETS ARE AVAILABLE ON OUR WEBSITE  
MUST BE PURCHASED IN ADVANCE

WWW.MOLALLACHAMBER.COM

Molalla Area Chamber of Commerce Follow

Auction Banquet video. Thank you Dave David Jackson Photography!!



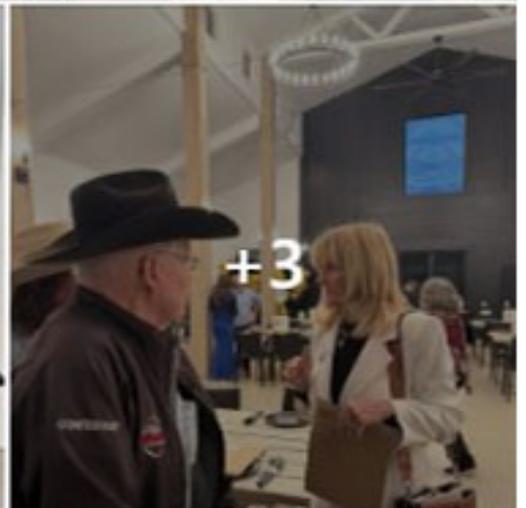


Patti Adair for Congress is with Molalla Area Chamber of Commerce. · Follow

February 1 · 🌐



Great night at the Molalla Chamber of Commerce dinner celebrating outstanding business and community leaders. Won a bottle of wine in the ring toss and picked up a 2004 Molalla Fair Rodeo poster at the live auction for the barn. Win-win!



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Mark Lazinka  
Proud of you Patti





Multnomah Area Chamber of Commerce · FOLLOW

February 20 at 10:53 AM · 🌐



We are so grateful to Sage and Social- Event Venue and Creative Space for donating their beautiful venue for our Auction Banquet! They are amazing!! Check them out!!



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Molalla Area Chamber of Commerce · Follow  
February 2 · 🌐

6 Auction Banquet Fundraiser!  
"mecoming Gala"  
:1



25 4 comments 6 sh

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## UPCOMING EVENTS

Monthly Meeting March 11th @ 6:30pm MHS Commons

Auction Meeting 3/11 @ 5:30pm MHS Commons



**MOLALLA BOOSTER CLUB**

PRESENTS



*“Lights Camera Auction”*

MAY 1st - 5:30 PM ★ SAGE & SOCIAL

**HOLLYWOOD**



Molalla Booster Club

April 12 at 7:38 AM · 🌐



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