



## NOTICE OF HEARING

August 20, 2025

Don Carpenter  
PO Box 573  
Brightwood, OR 97011

**RE::** County of Clackamas v. Don Carpenter  
**File:** V0026125

**Hearing Date:** September 16, 2025

**Time:** **This hearing will begin at 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 Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

## **STATEMENT OF RIGHTS**

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

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

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

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

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

**Carl Cox  
Attorney at Law  
14725 NE 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.



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to donc.electric@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. **Closed captioning is available for the zoom platform upon request.**

If you would like to present evidence at the Hearing please email or mail your evidence to Code Enforcement at 150 Beavercreek Rd, Oregon City, Oregon 97045, **no later than 4 working days prior to the hearing**. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

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

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet. **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 503-830-9960 for assistance.**

Zoom invite

Topic: Code Enforcement Hearing - Don Carpenter - V0026125 - Sept 16 - 9:30 am

Join from PC, Mac, iPad, or Android:

<https://clackamascountry.zoom.us/j/81447889312?pwd=VJFWMHbKI8Ff4jb3eDH0tyJLU9c7ZZ.1>

Passcode:799644

Phone one-tap:

+12532158782,,81447889312#,,,,\*799644# US (Tacoma)

+13462487799,,81447889312#,,,,\*799644# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 444 9171 US



**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

+1 669 900 6833 US (San Jose)  
+1 719 359 4580 US  
+1 253 205 0468 US  
+1 309 205 3325 US  
+1 312 626 6799 US (Chicago)  
+1 360 209 5623 US  
+1 386 347 5053 US  
+1 507 473 4847 US  
+1 564 217 2000 US  
+1 646 876 9923 US (New York)  
+1 646 931 3860 US  
+1 689 278 1000 US  
+1 301 715 8592 US (Washington DC)  
+1 305 224 1968 US

Webinar ID: 814 4788 9312

Passcode: 799644

International numbers available: <https://clackamascounty.zoom.us/j/81447889312>

Join from an H.323/SIP room system:

H.323:

144.195.19.161 (US West)  
206.247.11.121 (US East)  
115.114.131.7 (India Mumbai)  
115.114.115.7 (India Hyderabad)  
159.124.15.191 (Amsterdam Netherlands)  
159.124.47.249 (Germany)  
159.124.104.213 (Australia Sydney)  
159.124.74.212 (Australia Melbourne)  
170.114.180.219 (Singapore)  
64.211.144.160 (Brazil)  
159.124.132.243 (Mexico)  
159.124.168.213 (Canada Toronto)  
159.124.196.25 (Canada Vancouver)  
170.114.194.163 (Japan Tokyo)  
147.124.100.25 (Japan Osaka)

Meeting ID: 814 4788 9312

Passcode: 799644

SIP: [81447889312@zoomcrc.com](mailto:81447889312@zoomcrc.com)

Passcode: 799644



## 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), email [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) or call (503) 742-4452.

**¡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), envíe un correo electrónico a [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) o llame al 503-742-4452.

**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), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) или позвоните по телефону 503-742-4452.

**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)，发送电子邮件至 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) 或致电 503-742-4452。

**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), gửi email đến [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) hoặc gọi điện thoại theo số 503-742-4452.

**환영합니다.** Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 [www.clackamas.us/transportation/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us), 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER  
for  
COUNTY OF CLACKAMAS

COUNTY OF CLACKAMAS,

Petitioner,

v.

DON CARPENTER,

Respondent.

File No: V0026125

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is PO Box 573, Brightwood, OR 97011.

2.

The Respondent(s) own/owns or occupies the address or location of the violation(s) of law alleged in this Complaint is 23375 E Adel Ave, Welches, OR 97067 also known as T2S, R7E, Section 32BC, Tax Lot 02300, and is located in Clackamas County, Oregon. The property is zoned RR and is the location of violation(s) asserted by the County.

3.

On or about July 9, 2025 and July 15, 2025 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas Building Code, Chapter 9.02.040 for remodel of an accessory structure without approved permits. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violations was given to Respondent in the following manner: Violation Notice July 9, 2025 and July 15, 2025. A copy of the notice document is attached to this Complaint as Exhibit C, and incorporated by this reference.

6.

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

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$1,000.00 to \$3,500.00 per occurrence as provided by Appendix B to the Clackamas County Code;
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

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

DATED THIS 20th day of August, 2025.



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Jennifer Kauppi  
Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

DON CARPENTER

Respondent.

File No.: V0026125

STATEMENT OF PROOF

History of Events and Exhibits:

July 7, 2025	Clackamas County received an inquiry regarding a previous violation on the subject property. The code violation was for an accessory structure being lived in with water or septic connections.
July 7, 2025 Exhibit A	Photos of the structure that were taken by Code Enforcement Specialist Jennifer Kauppi during the enforcement process of the previous file.
July 7, 2025 Exhibit B	Photos of the structure now after the modifications to the structure were complete. The changes included structural, electrical, mechanical and plumbing without approved permits.
July 9, 2025 and July 15, 2025 Exhibit C	Correspondence was mailed on July 9 <sup>th</sup> , 2025 to Joseph Stansfield who was still listed as the legal owner of the property and to the Respondent Don Carpenter. A deadline date of August 9 <sup>th</sup> , 2025 was given to abate the violation. An updated Notice of Violation was mailed on July 15 <sup>th</sup> after a review of the assessor information reflected the change in ownership was completed.
August 5, 2025 Exhibit D	Planning Manager Lindsey Nesbitt sent an email to the Respondent regarding the requirement of a non-conforming verification for the structure.
August 5, 2025 Exhibit E	The Respondent requested a Code Enforcement Hearing.
August 20, 2025	This matter was referred to the Code Enforcement Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 exists, the County is requesting a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Building Code within 30 days of the date of the Order by;
  - Submitting a complete non-conforming use application to the planning department. If the application is deemed incomplete, the requested information to obtain a complete application shall be provided to the planning department within 15 days of being notified.
  - Submit a complete building permit application that reflects all changes made to the structure both interior and exterior.
    - Respond to all additional requests from plan review comments within 10 days of being notified.
    - The building permit and all required trade permit applications shall be paid for within 10 days of being notified of final payment due by the building department.
    - All inspections including approved final inspections shall be obtained within 60 days of permits being issued.
- Code Enforcement to confirm compliance of the above items and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$3,500.00.
- The Administrative Compliance fee to be imposed from July 2025 until the violation is abated. As of this report the total is \$100.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.





U.S.  
EMPLOYEES  
ONLY

11/02/2023 10:20





01/27/2025 11:02





01/27/2025 11:01



2 7E 32BC 02300

801 3000 0000 99

SITUS.

2 7E 32BC 02300

80111130069099  
801300000069099

Land	Bldg.	Year	Maint.	Year	Appr.
Class	Built	Area	Appr.	No.	

VALUATION SUMMARY OF REAL PROPERTY

Assessment Year	Total Acres	Land	Improvements	F.P. Acres	F.P.L.V.	Remarks
90		2990	2540	.06		
R27E32BC02300 90T		2,990	8% B 2,740	FPA .06		
R27E32BC02300 91T		9% L 3,250	14% B 3,120	FPA .06		
R27E32BC02300 92T		11% L 3,600	17% B 3,650	FPA .06		
R27E32BC02300 93T		11% L 3,990	11% B 4,050	FPA .06		
R27E32BC02300 94T		10% L 4,380	17% B 4,730	FPA .06		
R27E32BC02300 95T		14% L 4,990	17% B 5,530	FPA .06		
R27E32BC02300 96T		20% L 5,980	17% B 6,470	FPA .06		
97		2000	5370	.06		
R27E32BC02300 97T		9% L 2,180	3% B 5,530	FPA .06		
R27E32BC02300 98T		5% L 2,280	14% B 6,300	FPA .06		

# APPRAISAL DATA

MAP NO. 27E 32 BC 02300

APPR.	DATE	INSPECTED	ZONING	SITE CHARACTERISTICS	AREA IMPROVEMENTS
	/ /		RESIDENTIAL	TOPOGRAPHY	SIDEWALKS
	/ /		MULTI-FAMILY	VIEW	CURBS
	/ /		COMMERCIAL		STREET
	/ /		INDUSTRIAL		WATER
	/ /				SEWERS
	/ /				ELECTRICITY

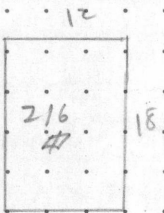
OUTBUILDINGS								LAND DESCRIPTION			
	FOUND	FLOOR	ROOF	WALLS	MISC.	DIMEN- SIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
1						x		1		Rec Site	30x80
2						x		2			
3						x		3			
4						x		4			
5						x		5			
6						x		6			
7						x		7			
8						x		TOTAL ACRES			

Remodel 1973


✓ value bldg as C-6 G P shed 7. H. n K.

PLOT PLAN:

# BUILDING DIAGRAM

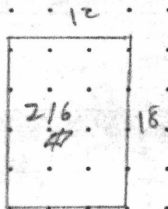




CODE NO. <u>13-05</u>		<b>APPRAISAL DATA</b>		ACCT. NO. <u>47634-1</u>																						
PROPERTY CLASS <u>RE-VALUE Bldg</u>		MAP NO.																								
PROPERTY ADDRESS: <u>CLASS 6 GP SHED NOT ENDED</u>		DEED <u>681-467</u>																								
<u>ADEL AVENUE</u>		HOWELL JACK E MACKEY DONNA HOWELL																								
BUILT 19 <u>30</u> COST \$ _____ RENT \$ _____		4605 SW 27TH PORTLAND ORE 97201																								
REMODELED 19 <u>73</u> COST \$ _____ V. <input type="checkbox"/> I. <input type="checkbox"/>		2 7E 32 B C 02300 519 MT HOOD WILDWOOD DEED 681-474 LT 12 BLK13																								
SOLD 19 _____ AMT. \$ _____																										
SOLD 19 _____ AMT. \$ _____																										
SOLD 19 _____ AMT. \$ _____																										
SOLD 19 _____ AMT. \$ _____																										
INTERIOR INSPECTED		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>YEAR</td> <td>69</td> <td>75</td> <td>82</td> <td>90</td> <td></td> <td></td> </tr> <tr> <td>YES</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>NO</td> <td>✓</td> <td>NH</td> <td>NH</td> <td>NH</td> <td></td> <td></td> </tr> </table>				YEAR	69	75	82	90			YES							NO	✓	NH	NH	NH		
YEAR	69	75	82	90																						
YES																										
NO	✓	NH	NH	NH																						
APPR.	DATE	DWELLING UNITS	UNIT AREA	TOTAL AREA	STORIES																					
<u>DC</u>	<u>12/30/69</u>	<u>1</u> 2 3 4	SQ. FT.	<u>216</u> SQ. FT.	<u>1</u> 1 1/2 2																					
<u>DAZ</u>	<u>6/20/75</u>	FOUNDATION	CONC BLK BRICK STONE <u>FRAME</u> WD BLK																							
<u>KMR</u>	<u>8/31/81</u>	EXTERIOR	DBL SGL BOX SIDING: BEVEL RUSTIC <u>VERT</u> B&B SHAKE: WD ASB COMPO																							
<u>JH</u>	<u>12/12/89</u>	SHGL STUCCO BRICK: VEN SOLID 1 1/2 2 STY STONE CONC BLK: PT FUR'D STUCCO																								
ZONING		ROOF	GAB HIP FLAT PITCH: LOW <u>AVG</u> STEEP SHINGLES: WD <u>COMPO</u> ALUM																							
		SHAKES: LT MED HVY BUILT-UP R. RFG. BAR TILE EXP BM																								
RESIDENTIAL	<input checked="" type="checkbox"/>	1ST FLOOR	DBL SGL PLY WD H. WD <u>FIR</u> CONC TILE CARPET																							
MULTI-FAMILY		RMS.: LIV DIN FAM KIT UTIL HALL BATH BR DEN																								
COMMERCIAL		PARTITIONS	PLASTER DRYWALL COMPO CLD&PA T&G <u>PLYWOOD</u>																							
INDUSTRIAL		TRIM: FIR H. WD PANELING:	<u>Insulation, some Fin</u>																							
<u>BORR</u>		OTHER INTERIOR CONST.	CLASS: BUILT-INS: FIR H. WD METAL CAB TOPS: PLASTIC LINO																							
		APPLIANCES: ELECT GAS OVEN RANGE DISHWASHER HOOD FAN QUAL: F. A. G.																								
AREA IMPROVEMENTS		LIGHTING	CLASS: LOW VOLT INTERCOM																							
SIDEWALKS	<u>00</u>	PLUMBING	CLASS: LAVATORY STALL SHOWER SINK FULL BATH																							
CURBS	<u>00</u>	WATER ONLY TOILET SHOWER DOOR LAUNDRY FAC 1/2 BATH																								
STREET	<u>✓</u>	BATHTUB WATER HEATER																								
WATER		HEATING	CLASS: FURNACE: FA GRAY FL W OIL GAS HARD FUEL																							
SEWERS	<u>0</u>	ELEC.: W UNITS BASEBD GL PANEL CABLE; CLG FL H.W.: BASEBD CONVEC RAD; FL CLG																								
ELECTRICITY	<u>✓</u>	STOVE CHIMNEY TOTAL AREA HEATED: _____ SQ. FT. S																								
SITE CHARACTERISTICS		FIREPLACE	CLASS: <u>1</u> STY <u>2</u> STY SGL BKD STKD CIR NO HEARTHS: PLAIN ELAB.																							
TOPOGRAPHY	<u>LEVEL</u>	NONE FULL 1/2 1/2 1/2 -X UNFIN FIN _____ SQ. FT. DAYLIGHT:																								
VIEW		BASEMENT	CLASS: WALLS: CONC BLK FL: CONC WOOD CEIL: PLS DRYWALL COMP PLYWOOD																							
		WALL CVR: FUR'D PLS DRYWALL COMP WD FLR CVR: ASPH TILE CORK LINO																								
		RMS: PLAY BR BATH LNDRY GAR NO. RMS. HEAT: SQ. FT.																								
		ATTIC OR UPPER STORIES	CLASS: <u>NONE</u> 1/2 1/2 1/2 X UNFIN FIN: PLS DRYWALL COMP CLD&PA																							
		FLR: DBL SGL FIR H. WD ASPH TILE VINYL LINO CARPET LINO SUBFLOOR ONLY																								
		RMS: BR BATH HALL NO. RMS. HEAT: SQ. FT.																								
		SPECIAL	PORCH: WD FR CONC																							
REMARKS: <u>one room cabin, has put insulation on walls 1/5 and are putting up wall cover. No need to Pt</u>		PLOT PLAN:																								
																										
		<u>ADEL AVENUE</u>																								



# BUILDING DIAGRAM



GARAGE AND OUTBUILDINGS						LAND DESCRIPTION					
GARAGE CLASS CLASS 2 ATT. DET. BSMT. 1/4 1/3 1/2 3/4 BLT.	DESCRIPTION					DIMEN- SIONS	SQ. FT. AREA	NO.	SOIL TYPE	LAND CLASS	DIMENSIONS OR ACRES
	FOUND	FLOOR	ROOF	WALLS	MISC.						
	FT	FIR	GT	DEL		X X		1		CSA SFB	30x80
1						X X		2			
2						X X		3			
3						X X		4			
4						X X		5			
5						X X		6			
6						X X		7			
7						X X		8			
8						X X		9			
INCREMENTS TO LAND:								TOTAL ACRES $\Delta$			
								APPRaiser <i>km</i> DATE 11/25/69			
								APPRaiser <i>pl</i> DATE 12/12/75			
								APPRaiser <i>pl</i> DATE 7/16/81			
								APPRaiser DATE 1/1			

00733102

MOWRER JAMES W

23375 E ADEL AVE, BRIGHTWOOD, OR, 97011, USA

801

## ADMINISTRATIVE INFORMATION

## OWNERSHIP

Tax ID 27E32BC02300

Printed 07/18/2005 Card No. 1

of 1

PARCEL NUMBER  
00733102MOWRER JAMES W  
PO BOX 1074, WELCHES, OR, 97067, USA

## TRANSFER OF OWNERSHIP

Parent Parcel Number

519 MT HOOD WILDWOOD LT 12 BLK 13

Date

07/01/1995

Doc #: 93-39268

\$10000

08/01/1993

Doc #: 93-60748

\$5000

Property Address  
23375 E ADEL AVE, BRIGHTWOOD, OR, 97011, USANeighborhood  
16118 ALDERCR EAST/CNTY LINE 800, 801Property Class  
801 801 Recreational Improved

## TAKING DISTRICT INFORMATION

Jurisdiction 003

Area 001

## RESIDENTIAL

## VALUATION RECORD

Assessment Year	01/01/2001	01/01/2002	01/01/2003	01/01/2004	01/01/2005	01/01/2006	01/01/2007
Reason for Change	Reval	Reval	Reval	Reval	Reval	Reval	Reval
VALUATION L	2853	2938	3024	3166	3166	3166	3252
Market Value B	6510	5190	5180	5210	5210	5160	5410
T	9363	8128	8204	8376	8376	8326	8662

## Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:  
0.0551

## LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1 20 BASE LOT		0.0600		1.00	31363.00	31363.00	31363 1	-90% 4 -9% L 14%SV	3252

NOR: Note of Record  
'97 CHANGED HOUSE TO GPSHED

## Supplemental Cards

MEASURED ACREAGE 0.0600

## FARMLAND COMPUTATIONS

Parcel Acreage

81 Legal Drain NV [-]

82 Public Roads NV [-]

83 UT Towers NV [-]

9 Homesite(s) [-]

TOTAL ACRES FARMLAND

TRUE TAX VALUE

0.0551

Classified Land Total  
Homesite(s) Value (+)

0.0600

## Supplemental Cards

TRUE TAX VALUE

3252

Supplemental Cards  
TOTAL LAND VALUE

EXHIBIT A \_ PAGE 10 OF 11



PHYSICAL CHARACTERISTICS

1

IMPROVEMENT DATA

00733102

Property Class: 801  
23375 E ADEL AVE, BRIGHTWOOD, OR, 97011, USA

SPECIAL FEATURES

Description Value

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
01	UTILSHED	0.00	1	6	2000	2000	AV	0.00	N	0.00	216	4404	4	SV	128	100	5410

Data Collector/Data

Appraiser/Data

Neighborhood

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

5410

91 09/01/1996

Neigh 16118 AV

EXHIBIT A\_ PAGE 11 OF 11







REST WOOD CT





































\$175,000

23375 E Adel Ave, Brightwood, OR 97011

--0--  
bedsbathssqft

Est.: \$1,110/mo [Get pre-qualified](#)

Unimproved Land	Built in ----	-- sqft lot
\$-- Zestimate®	\$--/sqft	\$-- HOA

What's special

- COZY RETREAT
- COMFORTABLE LOFT
- TWO RV PARKING PADS
- ON DEMAND WATER HEATER

Charming, remodeled and fully furnished cabin located in the Mountain Air community on 90 x 160 total lot. This cozy retreat features a mini split with heat and AC for your comfort year-round, on demand water heater kitchen, a comfortable loft, and bathroom with a sink and shower, plus prepped space for a compostable toilet (or your preferred installation). Enjoy outdoor living on the new deck with built-in seating. The property also includes two RV parking pads, one with a convenient 50-amp electrical hookup. Located 15 minutes from Government Camp, 25 minutes to Timberline and an hour from PDX

^ Hide

3 days on Zillow | 15 views | 0 saves

Zillow last checked: 21 minutes ago  
Listing updated: June 29, 2025 at 08:36am



## NOTICE OF VIOLATION

July 9, 2025

Joseph Stansfield  
PO Box 901  
Welches, OR 97067

Don Carpenter  
PO Box 573  
Brightwood, OR 97011

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

**VIOLATION:** V0026125

**SITE ADDRESS:** 23375 E Adel Ave, Welches, OR 97067

**LEGAL DESCRIPTION:** T2S, R7E, Section 32BC, Tax Lot 02300

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

Conversion of a shed into habitable space without approved permits.  
Plumbing, electrical and mechanical installed in converted shed without approved permits.  
RV electrical hookups installed without approved permits.

### **VIOLATIONS & HOW TO RESOLVE**

On July 7, 2025, Code Enforcement was contacted by a potential buyer for the property located at 23375 E Adel Ave seeking information on a previous code enforcement case on the property.

The previous code enforcement file found that the structure onsite was a storage shed only. The structure had electrical power but no water or septic system. I reviewed the RMLS listing for the property. The structure had been converted to habitable space including a loft area with a bed, a kitchenette area with a sink and mini split and an enclosed bath house type area that was attached to house which also had a sink and shower installed. In addition, RV electrical outlets have been installed onsite. I reviewed County records and could find no approved permits for the conversion of the structure including the electrical, plumbing and mechanical permits nor did I find permits for the RV outlets. The work without permits constitutes a violation of the Clackamas County Building Code, Chapter 9.02.040 (B)(C)(D)(E) and is a Priority 1 violation. In order to abate the violation, you must complete the following **no later than August 9, 2025**

### **Shed converted to habitable space/attached bath house**

Based on my conversation with Don Carpenter, Don is electing to convert the structure back to a storage shed only. Please submit the following.

- A statement of use that you acknowledge the structure can be used for storage only. This form will be emailed to Don Carpenter.
- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) to convert the structure back to storage only. The plans must reflect the changes that have been made to the outside and inside of the structure. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
  - All requests for additional information to complete plan review must be responded to within ten days of being notified.
  - The permit(s) and any required trade permits must have the fee(s) paid in full within ten days of your being notified by Building Codes.
    - Additional circuits added – a licensed electrical contractor will be required to submit for the permit as the property is for sale.
    - Decommissioning the plumbing
    - Decommissioning or keeping the mini split
  - Please schedule all inspections so that final inspections may be obtained not later than 60 days of the date of receipt of your approved permit(s).

### **RV outlets**

- Please submit, or have your professional submit, the electrical permit application for the RV outlets. An licensed electrical contractor will be required to submit for this permit as the property is for sale.
  - All requests for additional information to complete the application must be responded to within 5 days of being notified.
  - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

## **CONTACT INFORMATION**

**Building** – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at [bldservice@clackamas.us](mailto:bldservice@clackamas.us).

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

If you have any questions my direct telephone number is 503-742-4759 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).

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

Code Enforcement Permit Specialist  
Clackamas County Code Enforcement

### **Important Notices**

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



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

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

[Property Search \(/default.aspx\)](#) / [Search Results \(/results.aspx\)](#) / [Property Summary](#)

# Property Account Summary



00733102

<b>Account Number</b>	00733102	<b>Property Address</b>	23375 E ADEL AVE , WELCHES, OR 97067
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<b>General Information</b>	
Alternate Property #	27E32BC02300
Property Description	519 MT HOOD WILDWOOD LT 12 BLK 13
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	046-040
Remarks	

<b>Tax Rate</b>	
<b>Description</b>	<b>Rate</b>
Total Rate	14.0946

<b>Property Characteristics</b>	
Neighborhood	16118: Alder Creek East to county line 800, 801
Land Class Category	801: Recreational improved
Fire patrol acres	0.06
Change property ratio	8XX



Related Properties					
No Related Properties Found					
Parties					
Role	Percent	Name	Address		
Taxpayer	100	STANSFIELD JOSEPH	PO BOX 901, WELCHES, OR 97067		
Owner	100	STANSFIELD JOSEPH	PO BOX 901, WELCHES, OR 97067		
Property Values					
Value Type	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020
AVR Total	\$13,346	\$12,958	\$12,581	\$12,215	\$11,860
Exempt					
TVR Total	\$13,346	\$12,958	\$12,581	\$12,215	\$11,860
Real Mkt Land	\$8,533	\$8,448	\$7,763	\$6,307	\$5,622
Real Mkt Bldg	\$12,190	\$12,210	\$11,310	\$9,340	\$8,450
Real Mkt Total	\$20,723	\$20,658	\$19,073	\$15,647	\$14,072
M5 Mkt Land	\$8,533	\$8,448	\$7,763	\$6,307	\$5,622
M5 Mkt Bldg	\$12,190	\$12,210	\$11,310	\$9,340	\$8,450
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$13,346	\$12,958	\$12,581	\$12,215	\$11,860
Mkt Exception					
AV Exception					
Active Exemptions					
No Exemptions Found					





## UPDATED NOTICE OF VIOLATION

July 15, 2025

Don Carpenter  
PO Box 573  
Brightwood, OR 97011

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

**VIOLATION:** V0026125

**SITE ADDRESS:** 23375 E Adel Ave, Welches, OR 97067

**LEGAL DESCRIPTION:** T2S, R7E, Section 32BC, Tax Lot 02300

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

Conversion of a shed into habitable space without approved permits.  
Plumbing, electrical and mechanical installed in converted shed without approved permits.  
RV electrical hookups installed without approved permits.

### **VIOLATIONS & HOW TO RESOLVE**

On July 7, 2025, Code Enforcement was contacted by a potential buyer for the property located at 23375 E Adel Ave seeking information on a previous code enforcement case on the property.

The previous code enforcement file found that the structure onsite was a storage shed only. The structure had electrical power but no water or septic system. I reviewed the RMLS listing for the property. The structure had been converted to habitable space including a loft area with a bed, a kitchenette area with a sink and mini split and an enclosed bath house type area that was attached to house which also had a sink and shower installed. In addition, RV electrical outlets have been installed onsite. I reviewed County records and could find no approved permits for the conversion of the structure including the electrical, plumbing and mechanical permits nor did I find permits for the RV outlets. The work without permits constitutes a violation of the Clackamas County Building Code, Chapter 9.02.040 (B)(C)(D)(E) and is a Priority 1 violation. In order to abate the violation, you must complete the following **no later than August 9, 2025**



### **Shed converted to habitable space/attached bath house**

I spoke with the Building Official and Deputy Building Official regarding this property again on July 14, 2025. We reviewed the Tax Assessor information. This structure was converted from a cabin to a general-purpose shed. In order for the structure to be converted back to habitable space it is required to meet the Building Code. This would require the structure to obtain a building permit for change of use requiring an architect or an engineer to stamp the plans and submit calculations and assessment of the structure for habitable space. The structure is also required to be on well or city supply water and must have a code compliant sanitary system and water disposal.

Based on my conversation with Don Carpenter, Don is electing to convert the structure back to a storage shed only. Please submit the following.

- A statement of use that you acknowledge the structure can be used for storage only. This form will be emailed to Don Carpenter.
- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) to convert the structure back to storage only. The plans must reflect the changes that have been made to the outside and inside of the structure. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
  - All requests for additional information to complete plan review must be responded to within ten days of being notified.
  - The permit(s) and any required trade permits must have the fee(s) paid in full within ten days of your being notified by Building Codes.
    - Additional circuits added – a licensed electrical contractor will be required to submit for the permit as the property is for sale.
    - Decommissioning the plumbing
    - Decommissioning or keeping the mini split
  - Please schedule all inspections so that final inspections may be obtained not later than 60 days of the date of receipt of your approved permit(s).

The current shower/sink area that is attached to the house must be removed. The site cannot have a storage area without legally established primary use first.

### **RV outlets**

I spoke with our planning department. Since the structure can only be for storage, the planning department will not approve the RV outlets. You must first have an approved primary use before the RV outlets would be allowed. Owners are allowed to dry camp on a property for no more than 30 days in a calendar year.

- Please submit, or have your professional submit, the electrical permit application to remove the RV outlets. An licensed electrical contractor will be required to submit for this permit as the property is for sale.



- All requests for additional information to complete the application must be responded to within 5 days of being notified.
- Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

### **CONTACT INFORMATION**

**Building** – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at [bldservice@clackamas.us](mailto:bldservice@clackamas.us).

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

If you have any questions my direct telephone number is 503-742-4759 and my email is [jkauppi@clackamas.us](mailto:jkauppi@clackamas.us).



Code Enforcement Permit Specialist  
Clackamas County Code Enforcement



### **Important Notices**

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$100 will now be assessed monthly until the violations are abated.**
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3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).
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6. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
7. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



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

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



Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

## Property Account Summary



00733102

<b>Account Number</b>	00733102	<b>Property Address</b>	23375 E ADEL AVE , WELCHES, OR 97067	
<b>General Information</b>				
Alternate Property #	27E32BC02300			
Property Description	519 MT HOOD WILDWOOD LT 12 BLK 13			
Property Category	Land &/or Buildings			
Status	Active, Locally Assessed			
Tax Code Area	046-040			
Remarks				
<b>Tax Rate</b>				
<b>Description</b>	<b>Rate</b>			
Total Rate	14.0946			
<b>Property Characteristics</b>				
Neighborhood	16118: Alder Creek East to county line 800, 801			
Land Class Category	801: Recreational improved			
Fire patrol acres	0.06			
Change property ratio	8XX			
<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	CARPENTER DON	PO BOX 573, BRIGHTWOOD, OR 97011	
Owner	100	CARPENTER DON	PO BOX 573, BRIGHTWOOD, OR 97011	



NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

Clackamas County Official Records  
Catherine McMullen, County Clerk

2025-024597



\$98.00

02743353202500245970020021

06/26/2025 02:20:11 PM

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

After recording, return to (Name and Address):

Don Carpenter

PO Box 573  
Brightwood OR 97011Until requested otherwise, send all tax statements to  
(Name and Address):

Don Carpenter

PO Box 573  
Brightwood OR 97011

[SPACE RESERVED FOR RECORDER'S USE]

## QUITCLAIM DEED

Joseph Stangfield

("grantor"),

for the consideration stated below, does hereby remise, release and forever quitclaim to

Don Carpenter

("grantee"), and to grantee's heirs, successors and assigns, all of that

certain real property, with all rights and interests belonging or relating thereto, situated in Clackamas County, Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.☒ as follows:

Lots 12, 13, 14, Block 13 Mt Hood Wildwood

LOT 12: 27E32BC02300  
LOTS 13&14: 27E32BC0240000733102  
00733111

SM

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 35,000.00;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

EXHIBIT C \_ PAGE 14 OF 15

OFFICIAL STAMP  
LARA JEAN WILENT  
NOTARY PUBLIC - OREGON



LK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



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.

In construing this instrument, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 3-3-2025, any signature on behalf of a business or other entity is made with the authority of that entity.

*Joe Stangor*

Grantor(s)

STATE OF OREGON, County of Clackamas ss.

This record was acknowledged before me on June 26, 2025  
by Joseph William Stangor

or This record was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as (corporate title) \_\_\_\_\_  
of (company name) \_\_\_\_\_

*Lara Jean Wilent*  
Notary Public for Oregon  
My commission expires 12-19-26



COMMISSION NO. 1031848  
MY COMMISSION EXPIRES DECEMBER 19, 2026



**From:** [Nesbitt, Lindsey](#)  
**To:** [Don Carpenter](#); [Kauppi, Jennifer](#)  
**Subject:** RE: 23375 E Adel  
**Date:** Tuesday, August 5, 2025 9:50:25 AM

---

You recently left me a voice mail seeking additional clarification on how we came to the conclusion that a nonconforming use verification and alteration application is required (or should have been applied for prior to completing structural changes to the structure). The following provides a summary of the zoning ordinance that applies to this property.

Here is the definition of a nonconforming use:

**NONCONFORMING USE:** A use of any building, structure or land allowed by right when established or that obtained a required land use approval when established but, due to a change in the zone or zoning regulations, is now prohibited in the zone.

The structure on site appears to have been constructed prior to the adoption of zoning for the area. The property currently is zoned Rural Residential RR, where single family dwellings are allowed as out right uses (ZDO Section 316).

Additionally, permitted uses such as dwellings in the RR zone are also subject to Zoning and Development Ordinance (ZDO) Section 1000. Table 1001-1 Applicability of Section 1000 requires single family dwellings comply with Section 1006- Utilities which requires:

\*Onsite wastewater treatment systems be installed pursuant Oregon Revised Statutes 454.605 through 454.745, Oregon Administrative Rules chapter 340, division 71 and 73, and the policies of the County.

\*A lawful water source for the development (in this case, the dwelling) such as a public or community water system, certified water right, or exempt use well.

The structure does have either of the above listed items and therefor cannot be classified as a single family dwelling.

The structure does not fall into any primary uses listed in the RR zone. If the property contained an allowed primary structure (Per ZDO table 316-1) the existing structure could be classified as either a guest house or an accessory structure, both of which are only allowed when there is a primary structure on site.

**GUEST HOUSE:** An accessory building, or portion thereof, that includes at least one bedroom and is—with the exception of bathrooms, closets, and halls—constructed as habitable space under the Oregon Residential Specialty Code.

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

Accessory uses are not allowed without a primary use, cabins are not listed as accessory or primary uses in Table 316.1 for the RR zone.



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

From: Don Carpenter <donc.electric@gmail.com>

Sent: Thursday, July 31, 2025 8:50 AM

To: Kauppi, Jennifer <JKauppi@clackamas.us>

Cc: Nesbitt, Lindsey <LNesbitt@clackamas.us>

Subject: Re: 23375 E Adel

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

I am not turning a SHED into habital space. I am updating a cabin that has existed on the property since 1939. This was and has always been a cabin. AGAIN this is an existing cabin! Maybe if I was trying to turn a small shed into a cabin then a nonconforming permit would be needed, but this is not what happened or is happening.

I have looked into the history of the cabin and lot in which it sits, and it was its own separate property with this cabin.

I am willing to acquire building permits for work done in the cabin. But as an existing cabin I should not need to take the route of nonconforming.

Perhaps it did not get explained correctly to the planning department that it was already a cabin.

Don

Sent from my iPhone

> On Jul 31, 2025, at 8:06 AM, Kauppi, Jennifer <JKauppi@clackamas.us> wrote:

>

> Don,

>

> Hello. Please reread the email from Lindsey Nesbitt. A non-conforming use application will be required. You can submit your permits but this will be required from planning in order to obtain an approval on your building permit from planning.

>

> Thank you

> Jennifer

>

>

> Reviewed the property as well as the nonconforming use code and then followed up with my boss, the Planning Director. I was looking into whether or not improvements made to the cabin would be allowed under normal maintenance and repair and not require the nonconforming use verification and alteration. However, it is clear the cabin was structurally changed when the roof and loft area were added and this would not fall under normal maintenance and repair (code provided below). The Building Official confirmed that a building permit should have been obtained for the raising the roof (as well as other work conducted).

>

> As a result, I agree with the prior advise provided to you by planning staff that in fact an nonconforming use verification and alteration application should have been obtained prior to commencing the work performed.

>

> Lindsey

>

> NCU Code Section:

> 1206.03 MAINTENANCE Normal maintenance of a nonconforming use necessary to maintain a nonconforming use in good repair is permitted provided there are not significant use or structural alterations. Normal maintenance may include painting; roofing; siding; interior remodeling; re-paving of access roads, parking areas, or loading areas; replacement of landscaping elements; and similar actions.

>

> -----Original Message-----

> From: Don Carpenter <donc.electric@gmail.com>



> Sent: Wednesday, July 30, 2025 6:28 PM  
> To: Nesbitt, Lindsey <LNesbitt@clackamas.us>; Barnes, Michael <MBarnes@clackamas.us>  
> Subject: 23375 E Adel  
>  
> Warning: External email. Be cautious opening attachments and links.  
>  
> Thank you Lindsey for the response. I was looking for acknowledgment of the structure being a cabin, and always having been a cabin. It seems that we can agree on that, so I am able to move forward with correcting the lack of permits for the updates.  
>  
> This cabin has been used as such within the zoning of recreation/residential, always a dry cabin. Since it has never been listed or filed as being a nonconforming cabin, moving forward with code enforcement and the building department should be a straight forward process.  
>  
> I will be obtaining the required building and electrical permits for the updates made to the cabin as per county records for the one room cabin built in 1939.  
>  
> I will also be contacting the property tax assessor to have them correct the property type back to cabin, as it was obviously done in error and I would like to avoid this confusion in the future.  
>  
> Thank you for your help,  
> Don Carpenter  
> 503-209-1050  
>  
> Sent from my iPhone  
>



Aug 5 2025

I Don Carpenter am Requesting a  
Hearing for Violation Related to  
23375 E Adel Rd. V0026125.

Don Carpenter